



Winnersh Triangle Plot 1040, Winnerish

Flood Risk Assessment
For

Winnersh MIDCO S.A.R.L

Document Control Sheet

Winnersh Triangle Plot 1040

Winnersh

Winnersh MIDCO S.A.R.L

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
02/04/2025	Draft	VBH	NJ



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1.0 Introduction

- 1.1 Motion has been commissioned by Winnersh MIDCO S.A.R.L to undertake a Flood Risk Assessment (FRA) in support of a planning application for the proposed development at Winnersh Triangle Plot 1040, Winnersh Business Park, Eskdale Road, Winnersh, Wokingham, RG41 5TS. The development proposals involve reconfiguring 10 existing car parking spaces through the installation of four electric vehicle charging stations and provide a total of eight active electric vehicle charging spaces. The electric vehicle charging stations will be accompanied by a new transformer and distribution board to the south of the site. A site plan of the proposed development can be found in [Appendix A](#).
- 1.2 This FRA will discuss the risks to the proposed development from all sources of flooding and how the development does not increase flood risk in the area or to neighbouring properties.
- 1.3 This FRA and drainage strategy follows the guidance set out in:
- ” National Planning Policy Framework (NPPF)
 - ” Technical Guidance to the National Planning Policy Framework
 - ” CIRIA SuDS Manual 2015 (C753)
 - ” Environment Agency Rainfall Runoff Management for Developments.

2.0 Site Description

Table 2.1 – Site Summary

Site Name	Winnersh Triangle Plot 1040 EV Chargers.
Location	Winnersh Triangle Plot 1040, Winnersh Business Park, Eskdale Road, Winnersh, Wokingham, RG41 5TS.
Grid Reference	N 477419 E 171711
Development Type	Reconfigure the existing 10 car parking spaces through the installation of four electric vehicle charging stations and provide a total of eight active electric vehicle charging spaces. The electric vehicle charging stations will be accompanied by a new transformer and distribution board to the south of the site.
Environment Agency (EA) Flood Zone	The Site is located within Flood Zone 2.
Surface Water Flood Risk	The Jeremy Benn Associates (JBA) Comprehensive Flood Maps (CFM's) and the EA's Risk of Flooding from Surface Water (RoFSW) map show that the majority of the site is in an area not at risk of surface water flooding. Along the western boundary the site is at low risk of surface water flooding.
Ground Water Flood Risk	The Envirocheck report shows that the site has geological and hydrogeological indicators that have the potential for groundwater flooding to occur at the surface. According to the BGS Groundwater Flooding Susceptibility maps the GeoSmart Information the site is in an area of moderate risk.
Local Planning Authority	Wokingham Borough Council (WBC).
Lead Local Flood Authority	Wokingham Borough Council (WBC).

Site Location and Description

- 2.1 The proposed site is located at Winnersh Triangle Plot 1040, Winnersh Business Park, Eskdale Road, Winnersh, Wokingham, RG41 5TS. The grid reference is N 477419 E 171711. The site currently comprises of 10 car parking spaces that serve Plot 1040 to the west. The development proposals seek to reconfigure the existing car parking spaces through the installation of four electric vehicle charging stations and provide a total of eight active electric vehicle charging spaces. The electric vehicle charging stations will be accompanied by a new transformer and distribution board to the south of the site. The A329 Road runs along the site's northern boundary. The site is bound to the east, west and south by commercial units. A plan of the site and the proposed development can be found in [Appendix A](#).

Topography

- 2.2 A topographical survey of the existing site was undertaken by Midland Surveys Limited in November 2021, which is provided in [Appendix B](#) of this report.
- 2.3 The topographical survey shows that the site is relatively flat and falls from south to north with ground levels ranging from 38.76 metres Above Ordnance Datum (mAOD) to 38.71 mAOD.

Geology

- 2.4 The British Geological Survey (BGS) 1:50,000 Geoindex Mapping indicates that the site is underlain by London Clay Formation made up of clay, silt and sand with superficial deposits of River Terrace Deposits

made up of sand and gravel. The Department for the Environment, Food and Rural Affairs (Defra's) Magic Map states that soils in the area are 'Loamy and Clayey floodplain soils with naturally high groundwater'.

Hydrogeology

- 2.5 Defra's Magic Map indicates that the site is not located in a Groundwater Source Protection Zone (SPZ) but falls within a 'Secondary A' Aquifer designation for superficial drift geology.
- 2.6 A Flood Screening Report has been obtained from Envirocheck and this can be found in [Appendix C](#). The report shows that the site has geological and hydrogeological indicators that have the potential for groundwater flooding to occur at the surface. According to the BGS Groundwater Flooding Susceptibility maps the GeoSmart Information the site in an area of moderate risk.

Hydrology

- 2.7 The closest watercourse to the site is the River Loddon which runs in a north easterly direction approximately 0.2km north of the site. The River Loddon is main river and is a tributary of the River Thames. The Dinton Pastures County Park is located approximately 0.2km north of the site and is made up of a number of lakes including the White Swan Lake and the Black Swan Lake.

Existing Drainage Regime

- 2.8 It is understood that the site currently comprises of 10 parking spaces which are drained by a number of surface water assets which are detailed in [Appendix B](#). It is understood that the surface water then discharges into the River Loddon.

3.0 Legislative and Policy Framework

Flood and Water Management Act

- 3.1 LLFA's, including Wokingham Borough Council (WBC), have a responsibility under the FWMA to develop, maintain, apply and monitor the application of a strategy for local flood risk in their area. Local flood risk is defined as flood risk arising from surface run-off, groundwater and ordinary watercourses (i.e. non main rivers). The EA plays a role in managing the watercourses designated as 'main rivers'.

The Environment Agency Flood Map for Planning

- 3.2 The Environment Agency's (EA) Flood Map for Planning gives an indicative prediction of areas at risk of fluvial and tidal flooding. The mapping is an amalgamation of modelled flood levels and historical flood event outlines.
- 3.3 The Flood Map is split into 'Flood Zones', which demarcate the extent of flooding from rivers or the sea for different return periods. The Flood Map for Planning shows the extent of the natural floodplain if there were no defences or other man-made structures. They do not provide a definitive picture of where flooding would occur; rather, they provide an indicative prediction of areas at risk.
- 3.4 Table 3.1, below, lists the flood zone categories and explains the flood risk probabilities they represent.

Table 3.1 – Flood Zone Categories

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. This is generally delineated as land having a 1 in 30 or greater annual probability of flooding. Local planning authorities should identify in their SFRAs areas of functional floodplain and its boundaries accordingly, in agreement with the EA. (Not separately distinguished from Zone 3a on the Flood Map)

The National Planning Policy Framework

- 3.5 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. The Technical Guidance to the NPPF provides further information on the policies set out in the NPPF. It encourages development to take place in areas of lower flood risk wherever possible and stresses the importance of preventing increases in flood risk off-site to the wider catchment area. This includes ensuring that flood risk is taken into account at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from those areas where risks are highest.
- 3.6 A site-specific FRA is required for proposals of 1ha or greater in Flood Zone 1, all proposals for development in Flood Zones 2 and 3, or in an area within Flood Zone 1 that has critical drainage problems (as notified to the local planning authority by the EA). The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

3.7 Within each Flood Zone, a key factor in determining planning applications for development is the flood risk vulnerability of a development. Table 2 of the Technical Guidance to the NPPF categorises different development types according to their vulnerability to flooding. These categories are:

- ” Essential infrastructure;
- ” Highly vulnerable development;
- ” More vulnerable development;
- ” Less vulnerable development, and;
- ” Water-compatible development.

3.8 Within the different Flood Zones each of the above development categories are considered appropriate or not permissible. The Technical Guidance to the NPPF lists these as:

Flood Zone 1:

- ” All the development categories listed above are appropriate.

Flood Zone 2:

- ” Water-compatible, less vulnerable development, more vulnerable development and essential infrastructure is appropriate in this zone.

Flood Zone 3a:

- ” Water-compatible and less vulnerable development is appropriate in this zone. Highly vulnerable development should not be permitted in this zone.

Flood Zone 3b:

- ” Only water-compatible development and essential infrastructure that has to be there should be permitted in this zone.

3.9 The above information sets out the basis by which developments must be assessed in terms of flood risk. Later in this report the proposed development will be reviewed against the Flood Zone in which it is located. This will inform the appropriateness of the proposed development, as per the advice within the Technical Guidance to the NPPF.

Lead Local Flood Authority

3.10 As of April 2015, the LLFA became a statutory consultee on all major planning applications. The LLFA is required to assess planning applications in respect of surface water drainage and sustainable drainage systems. WBC is the LLFA for the Winnersh area.

4.0 Current Flood Risk

- 4.1 Flooding can arise from a variety or combination of sources. These may be natural or artificial and may be affected by climate change. These are discussed in the following two sections and summarised in the next chapter. The probability of any likely impacts is also assessed.

Fluvial Flood Risk

- 4.2 The closest watercourse to the site is the River Loddon which runs in a north easterly direction approximately 0.2km north of the site. The River Loddon is main river and is a tributary of the River Thames. The Dinton Pastures County Park is located approximately 0.2km north of the site and is made up of a number of lakes including the White Swan Lake and the Black Swan Lake.
- 4.3 The EA Flood map for planning ([Appendix D](#)) shows that the site currently and in the future is wholly located within Flood Zone 2 (between 1 in 100 and 1 in 1,000 annual probability of flooding from rivers or the sea).
- 4.4 A 'Flood Product 4' data request was submitted to the EA and at the time of writing we are currently awaiting a response.
- 4.5 In 2023, Evolve Consulting Engineers Limited undertook an FRA for Building 810, Winnersh Triangle Business Park, Eskdale Rd, Winnersh Triangle, Reading which is adjacent to the site. As part of the 2023 FRA the EA provided Product 4 information which was taken from the Lower Loddon Detailed Flood Risk Mapping study which was completed in January 2009. The Model accuracy is levels +/- 250mm. The location of the EA model nodes are shown in Figure 4.1. Predicted water levels for the model nodes closest to the site are outlined in Table 4.1.

Figure 4.1– EA model node location

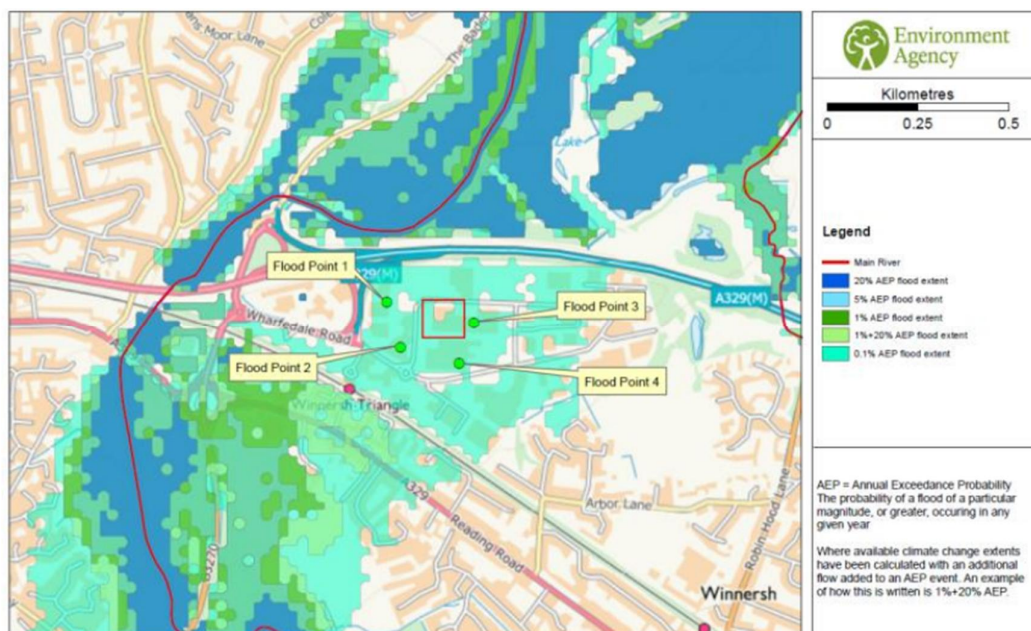


Table 5.1 – Predicted flood levels on the River Loddon

Node ID	Easting	Northing	MODELLED Flood Level for Annual Exceedance Probability Shown in MAOD				
			20% AEP	5% AEP	1% AEP	1%AEP Plus Climate Change	0.1% AEP
Flood Point 1	477265	171663	No Data	No Data	No Data	No Data	39.030
Flood Point 2	477308	171548	No Data	No Data	No Data	No Data	39.140
Flood Point 3	477504	171611	No Data	No Data	No Data	No Data	39.000
Flood Point 4	477464	171496	No Data	No Data	No Data	No Data	39.070

- 4.6 The closest model node to the site is Flood Point 3 and the predicted 1 in 1,000-year water level is 39.140 mAOD.
- 4.7 As detailed in section 2.2 A topographical survey of the existing site was undertaken and is provided in [Appendix B](#) of this report. The topographical survey shows that the site is relatively flat and falls from south to north with ground levels ranging from 38.76 metres Above Ordnance Datum (mAOD) to 38.71 mAOD. This confirms that the site is located within Flood Zone 2 with predicted flood depths of between 0.43m and 0.38m.
- 4.8 In accordance with the NPPF, car parks are classed as a 'Less Vulnerable' land use. Table 3 of the PPG of the NPPF (an extract in Table 4.3) states that 'Less Vulnerable' development is appropriate in Flood Zone 2 therefore, the development is appropriately located. The new transformer and distribution board to the south of the site will be located above the predicted flood level.

Therefore, the development site is at medium risk of fluvial flooding and the site is located within Flood Zone 2. The development is appropriately located in line with the NPPF.

Surface Water Flooding

- 4.9 Surface water, or pluvial flooding, results from rainfall-generated overland flow, where rainwater has not yet reached a watercourse or sewer and where the local drainage systems become overwhelmed. Pluvial flooding often occurs during short, very intense storms, but can also occur during longer periods of rainfall when the ground is already saturated, or where land has low permeability due to development.
- 4.10 In these conditions surface water can build up where the topography allows it to converge or pond. Where it gathers it will travel down prevailing gradients. Pluvial flooding then occurs at locations where significant surface water flow paths converge, at localised low points and/or due to overland obstructions. In urban areas pluvial flooding often occurs where the built environment channels overland flow routes (down roads that are bounded by kerbs, for example) or where there are obstacles to the natural overland flow routes. Boundary walls and buildings are often the main causes and, hence, the likelihood of pluvial flooding to impact property and gardens.
- 4.11 Pluvial flooding is exacerbated in many cases by the mistreatment or failure of the below ground infrastructure (including partial or full blockages of gullies and/or within the combined sewers and the accumulation of fats, oils and greases within the sewer networks).
- 4.12 Generally speaking, pluvial flooding is less impactful in rural areas. This is partly because the natural 'greenfield' state of land allows for the interception of rainfall and the slowing down of overland flow, so the accumulation of surface water is less likely. It is also because there are much less 'receptors' of surface water flooding in rural areas and many incidences of surface water flooding in rural areas go unnoticed or unreported as they are of low consequence.
- 4.13 The Envirocheck Flood Screening Report in [Appendix C](#) provides detailed information on surface water flood risk on the site. Referring to the Jeremy Benn Associates (JBA) Comprehensive Flood Maps (CFM's), these show that for the 1 in 75-year and 1 in 200-year pluvial flood event the site is not at risk of surface

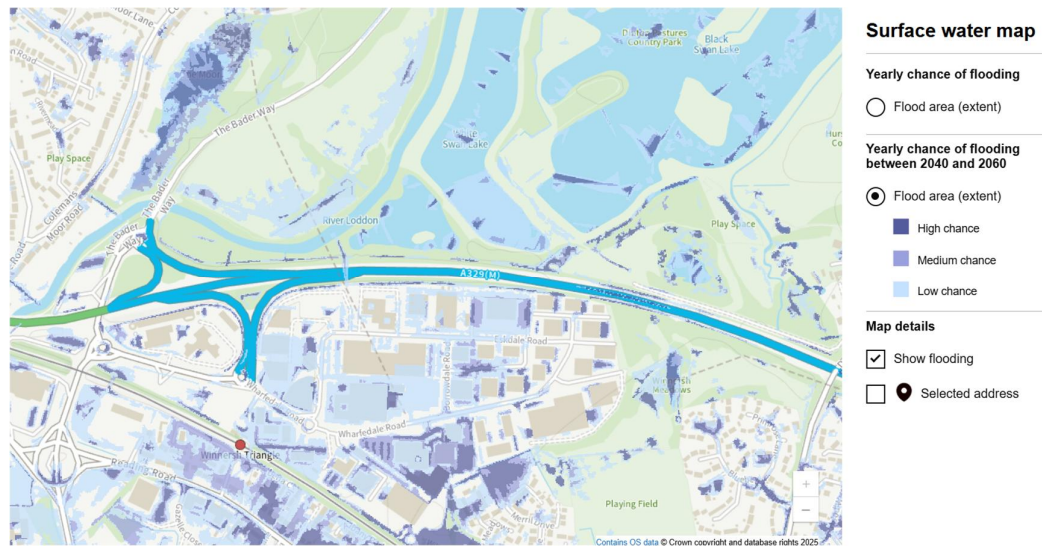
water flooding. For the 1 in 1,000-year pluvial flood event that most of the site is not at risk of surface water flooding. However, the site is at risk of surface water flooding along the western boundary where boundary with predicted flood depths of between 0.1m and 0.3m.

- 4.14 The EA's Risk of Flooding from Surface Water (RoFSW) map can be found in [Appendix C](#) and [Appendix E](#). The maps show that for the 1 in 30-year pluvial flood and the 1 in 100-year pluvial flood event that the site is not at risk of surface water flooding. For the 1 in 1,000-year pluvial flood event that the majority of the site is not at risk of surface water flooding. However, the site is at risk of surface water flooding along the western boundary where boundary with predicted flood depths of between 0.15m and 0.3m.
- 4.15 The Environment Agency released updated flood risk mapping following the new National Flood Risk Assessment (NaFRA2) in early 2025. The updated mapping uses new and improved methods to assess flood risk. An extract on the updated Surface Water mapping can be found in full Figure 4.2 and Figure 4.3 and can be found in full in [Appendix E](#). The updated surface water flood maps show that currently the majority of the site is not at risk of surface water flooding and low risk of surface water flooding. In the future, the site is at low risk of surface water flooding.

Figure 4.2– EA Current yearly Surface Water Flood Map



Figure 4.3 – EA Yearly chance of flooding between 2040 and 2060 Surface Water Flood Map



Therefore, it is considered that the proposed development site is at an overall very low to low risk of surface water flooding. The development is considered to be 'less vulnerable' by the NPPF and therefore, the development is appropriately located.

Groundwater Flooding

- 4.16 The risk of groundwater flooding is dependent on local geological and hydrogeological conditions at any given time. Groundwater levels rise during wet winter months and fall again in the summer when rainfall is low, and extractions are higher. In very wet winters, rising groundwater levels can reactivate flow in ephemeral streams that only flow for part of the year or even lead to the flooding of normally dry land.
- 4.17 As mentioned in Section 2, the Envirocheck report shows that the site has geological and hydrogeological indicators that have the potential for groundwater flooding to occur at the surface and the potential for groundwater flooding of property situated below ground level. According to the BGS Groundwater Flooding Susceptibility maps the GeoSmart Information the site in an area of moderate risk.

Therefore, the site is considered to be at medium risk of flooding from groundwater. Groundwater flood risk can be mitigated by design such as ensuring that ground levels fall away from the associated parking, which the development does.

Flooding from Infrastructure Failure

- 4.18 Sewer flooding can occur when the capacity of the infrastructure is exceeded by excessive flows, or because of a reduction in capacity due to collapse, siltation, blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.
- 4.19 Typically, sewer systems are constructed to accommodate rainstorms with a 30-year return period or less, depending on their age. Consequently, rainstorm events greater than 1 in 30-years would be expected to result in surcharging of some parts of the sewer system. In fact, due to most gullies being poorly maintained and often partially blocked with silt, leaves and other debris, their capacity is often estimated to be closer to the 1 in 10-year storm.
- 4.20 The condition of any existing drainage networks close to the site is unknown. There are no known records of flooding from sewers in the vicinity of the site.

Therefore, the site is considered to be at very low risk of flooding from infrastructure failure.

Flooding from Artificial sources

- 4.21 The EA provides a map showing the maximum potential flood extent, in the event that all reservoirs with a capacity of greater than 25,000 cubic metres were to fail and release the water they hold. The map shows that the site would experience flooding in this scenario if rivers were to flood as well.
- 4.22 Therefore, this requires the combined probability event of there being a fluvial flood event (which the site would not be affected by) occurring at the same time as a reservoir failure.
- 4.23 The Reservoirs Act 1975 require that any reservoir within the scope of the Act may only be designed, or construction supervised, by an Engineer on the appropriate panel. Following construction, another panel engineer must inspect the reservoir within three years. During the life of the structure, a member of the Supervising Engineers panel must be retained to carry out regular inspections, typically every year.
- 4.24 The Act is designed to ensure reservoir safety and to minimise threats to life. So, while the site may be within the maximum flood extent in the event of a reservoir failure, the likelihood is extremely minimal due to the thorough inspection and maintenance regimes that are in place.
- 4.25 Bearing in mind that for the site to be affected by reservoir flooding a reservoir failure would have to occur at the same time as a fluvial flood event. The overall risk to the site from reservoir failure must be deemed to be very low because of the combined probabilities of a reservoir failure occurring at the same time as a fluvial flood.
- 4.26 There are no other artificial sources of flooding (such as canals) in the vicinity of the site that could cause flooding.
- 4.27 Therefore, the site is considered to be at very low risk of flooding from artificial sources.

The Sequential and Exception Tests

- 4.28 In December 2024, the NPPF was updated with changes that require all plans to take into account all sources of flooding and apply a sequential, risk-based approach to the location of the development. This was specifically laid out in paragraphs 171 and 172, which stated that the aim should be to steer new development to areas with the lowest risk of flooding from any source and opportunities should be provided for new green and other infrastructure that can reduce the causes and impacts of flooding.
- 4.29 With specific regard to the proposed development, the EA Flood map for planning confirmed that the site is wholly located within Flood Zone 2. The site is at low risk of infrastructure failure and of flooding from artificial sources. Both the JBA CFM's and the EA's RoFSW maps show that the majority of the site is not affected by surface water flooding and the site is at low risk of surface water flooding.
- 4.30 In 2023, Evolve Consulting Engineers Limited undertook an FRA for a site adjacent to the site. The EA flood product data provided for the adjacent site confirmed that the site is located within Flood Zone 2 which predicted flood depths of between 0.43m and 0.38m. The predicted 1 in 1,000-year water level is 39.140 mAOD. The new transformer and distribution board to the south of the site will be located above this predicted flood level.
- 4.31 In accordance with the NPPF, car parks are classed as a 'Less Vulnerable' land use. Table 3 of the PPG of the NPPF states that 'Less Vulnerable' development is appropriate in Flood Zone 2 therefore, the development is appropriately located.
- 4.32 Therefore, the development will be safe with respect to flooding during its lifetime and will not increase the risk of flooding to other sites. Therefore, the proposed development meets the requirements of the Sequential and Exception Test.

Table 4.3 – An extract of Table 3 of the NPPF - Flood Risk Vulnerability and Flood Zone Compatibility

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

5.0 Future Flood Risk & Climate Change

- 5.1 The 2024 NPPF and the supporting Technical Guidance document sets out how flood risk should be considered over the lifetime of a development. This requires an increase in flood risk due to climate change to be taken into account. Both peak river flows and rainfall intensity should be assessed.

Peak River Flows

- 5.2 The EA Flood Map for planning shows that the whole of the site is located within Flood Zone 2.
- 5.3 The closest watercourse to the site is the River Loddon which runs in a north easterly direction approximately 0.2km north of the site. The River Loddon is main river and is a tributary of the River Thames.
- 5.4 The EA Flood Map for planning shows that in the future including increases in future peak river flows due to climate change that the site will still be within Flood Zone 2.

Peak Rainfall Intensity

- 5.5 With climate change it is becoming more common to see rainfall events of higher intensity, particularly in the southeast of England. Increased rainfall intensity affects river levels and drainage systems, with the result being an increase in surface water flooding and sewerage surcharge.
- 5.6 The site is generally at low risk of surface water flooding, and it is anticipated to remain that way.
- 5.7 However, acknowledging that peak rainfall intensities are expected to increase, it is important that:
- » Any changes to the land in this area must remain sensitive to the local surface water flood risk. This will ensure that any natural overland flow routes and surface water pathways will remain the same and the conveyance of surface water is not impeded.
 - » The surface water strategy for the site takes the latest climate change predictions into account, so as not to increase flood risk on- or off-site.
- 5.8 It is important to note that the development will not increase flood risk on site or elsewhere in the catchment and the development will continue to operate under extreme rainfall events.
- 5.9 Following the consideration of the onsite flood risks and how the development will be arranged and designed in response to those risks, the following residual flood risks exist, as laid out in Table 5.1 on the next page.

Table 5.1 – Residual Flood Risk

Flood Source	Risk Level				Comment
	High	Medium	Low	Very Low	
Fluvial/ Tidal		X			The EA Flood Map for planning shows that the site is currently, wholly located within Flood Zone 2 and in the future.
Groundwater		X			The Envirocheck report shows that the geological and hydrogeological indicators for the site demonstrate that the site does have the potential for groundwater flooding to occur at the surface. According to the BGS

					Groundwater Flooding Susceptibility maps the GeoSmart Information the site in an area of moderate risk.
Surface Water			X	X	The JBA CFM's and the EA's RoFSW maps show that the development will be in an area of very low and low surface water flood risk.
Canals				X	There are no canals in the vicinity of the site.
Reservoirs				X	The Reservoir Flood Risk Map shows that the site would experience flooding in this scenario if rivers were to flood as well. The overall risk to the site from reservoir failure must be deemed to be very low because of the combined probabilities of a reservoir failure occurring at the same time as a fluvial flood.
Infrastructure Failure				X	No evidence that existing infrastructure has failed.
Increase due to Climate Change				X	Increased peak river flows and rainfall intensities are not expected to affect any infrastructure or properties.

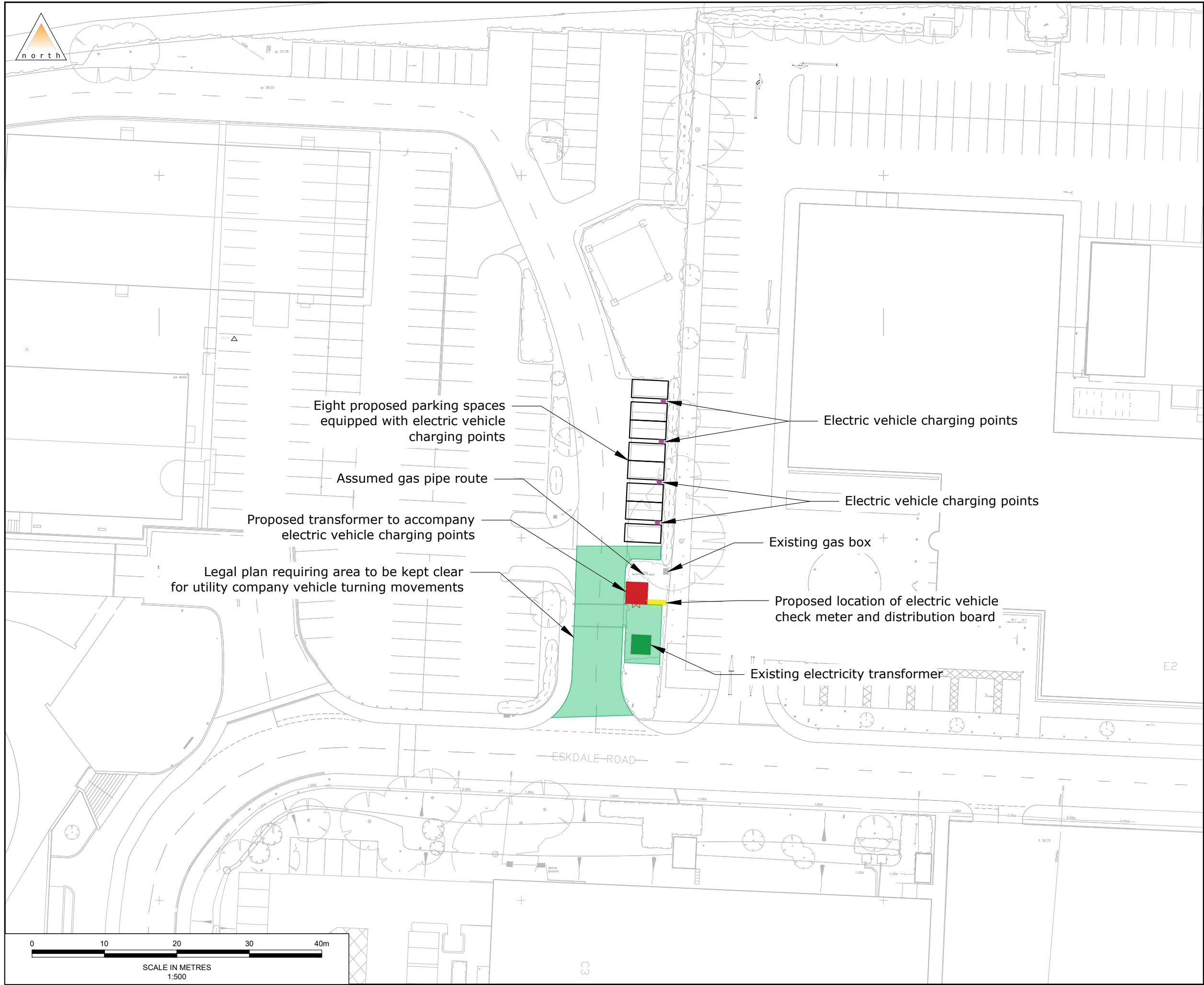
6.0 Summary and Conclusion

- 6.1 Motion has been commissioned by Winnersh MIDCO S.A.R.L to undertake a Flood Risk Assessment (FRA) in support of a planning application for the proposed development at Winnersh Triangle Plot 1040, Winnersh Business Park, Eskdale Road, Winnersh, Wokingham, RG41 5TS. The development proposals involve reconfiguring the existing 10 car parking spaces through the installation of four electric vehicle charging stations and provide a total of eight active electric vehicle charging spaces. The electric vehicle charging stations will be accompanied by a new transformer and distribution board to the south of the site.
- 6.2 The closest watercourse to the site is the River Loddon which runs in a north easterly direction approximately 0.2km north of the site. The River Loddon is main river and is a tributary of the River Thames. The Dinton Pastures County Park is located approximately 0.2km north of the site and is made up of a number of lakes including the White Swan Lake and the Black Swan Lake.
- 6.3 The EA Flood Map for planning shows that the majority of the site is located wholly within Flood Zone 2.
- 6.4 The Jeremy Benn Associates (JBA) Comprehensive Flood Maps (CFM's) and the EA's Risk of Flooding from Surface Water (RoFSW) map show that the majority of the site is in an area not at risk of surface water flooding. Along the western boundary the site is at low risk of surface water flooding.
- 6.5 The Envirocheck report shows that the site has geological and hydrogeological indicators that have the potential for groundwater flooding to occur at the surface and the potential for groundwater flooding of property situated below ground level. According to the BGS Groundwater Flooding Susceptibility maps the GeoSmart Information the site is in an area of moderate risk.
- 6.6 In 2023, Evolve Consulting Engineers Limited undertook an FRA for a site adjacent to the site. The EA flood product data provided for the adjacent site confirmed that the site is located within Flood Zone 2 with predicted flood depths of between 0.43m and 0.38m. The predicted 1 in 1,000-year water level is 39.140 mAOD. The new transformer and distribution board to the south of the site will be located above this predicted flood level.
- 6.7 The proposed development will be wholly located within Flood Zone 2 and within the area of the site that is at low risk of surface water flooding. The site is at very low risk of infrastructure failure and of flooding from artificial sources. Car parks are considered to be 'Less Vulnerable' by the NPPF, therefore the site is located appropriately.
- 6.8 This report demonstrates that the proposed development will not result in an increased risk of flooding on site or to neighbouring areas. Therefore, it can be concluded that the development fulfils the requirements of the PPG and the 2024 NPPF.

Appendix A

Proposed Site Layout

C:\Users\williammcaney\Motion\Staff\Site - Fw114_2410036\Drawings\2410036-02C_03D_05B_TK01B.dwg



Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on topographical survey information and Motion cannot guarantee the accuracy of the data provided.

B	Updated Arrangements	WMC	PdeJ	PdeJ	18/02/2025
A	Updated Topographical Survey	WMC	PdeJ	PdeJ	14/02/2025
-	First Issue	WMC	PdeJ	PdeJ	27/01/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion

Guildford - Reading - London
www.motion.co.uk

Client:

Winnersh Midco S.A.R.L

Project:

Winnersh Triangle 1040 EV Chargers

Title:

Proposed Parking Arrangement
Option C

Scale: 1:500 (@ A3)

Drawing:

2410036-05

Revision:

B

Appendix B

Topographic Survey

GENERAL NOTES :-

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

 (tt) = height | cd = off lat |

UTILITY SURVEY KEY :- ELECTRIC CABLE

FROM NUMBER _____

Electromagnetic techniques have been used in the location of underground

SHEET LAYOUT :-

APPENDIX NOTES



LEAD: 000000

Client FRASERS PROPERTY UK

Project	WINNERSH TRIANGLE LANDSCAPE MASTERPLAN
Title	TOPOGRAPHICAL / UTILITY SURVEY

Scale 1:200040

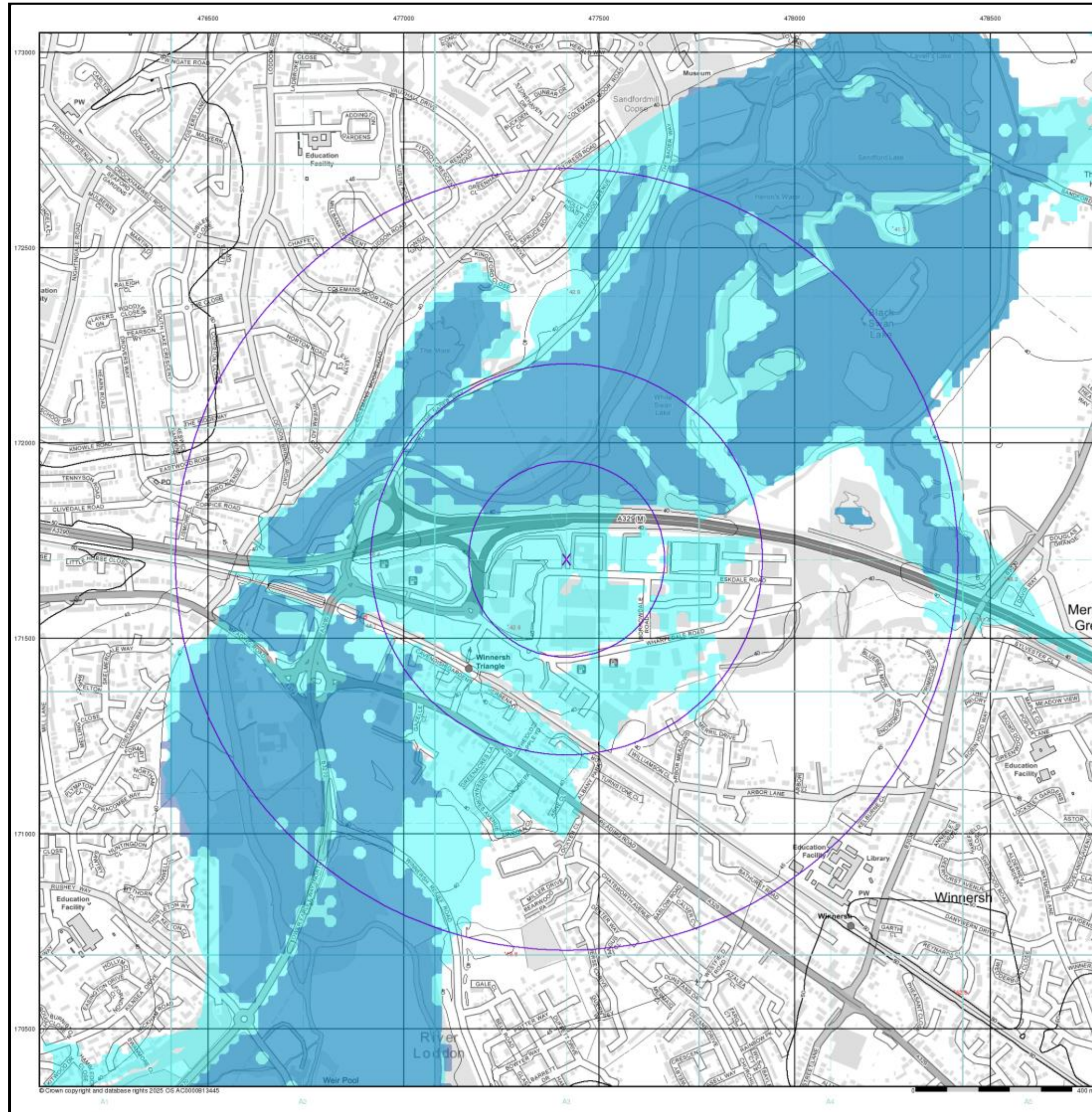
Surveyor	A.B./T.J./J.Y./D.H./ J.W./M.G./S.A.F./J.G.G.	R5 Extra detail added as requested November 2019
		R6 Extra detail added as requested December 2019
		R7 Extra detail added as requested January 2020

TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS

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Appendix C

Envirocheck Flood Screening Report



EANRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

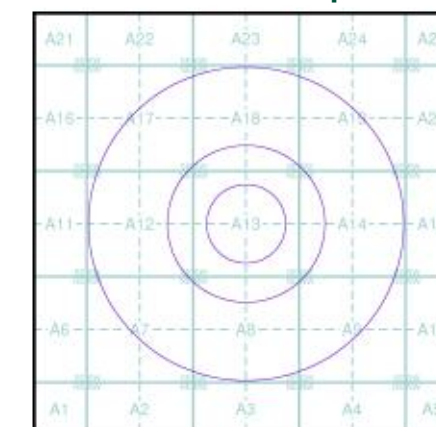
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW - Mean Low Water
- MHW - Mean High Water

EANRW Flood Data Map - Slice A



Order Details

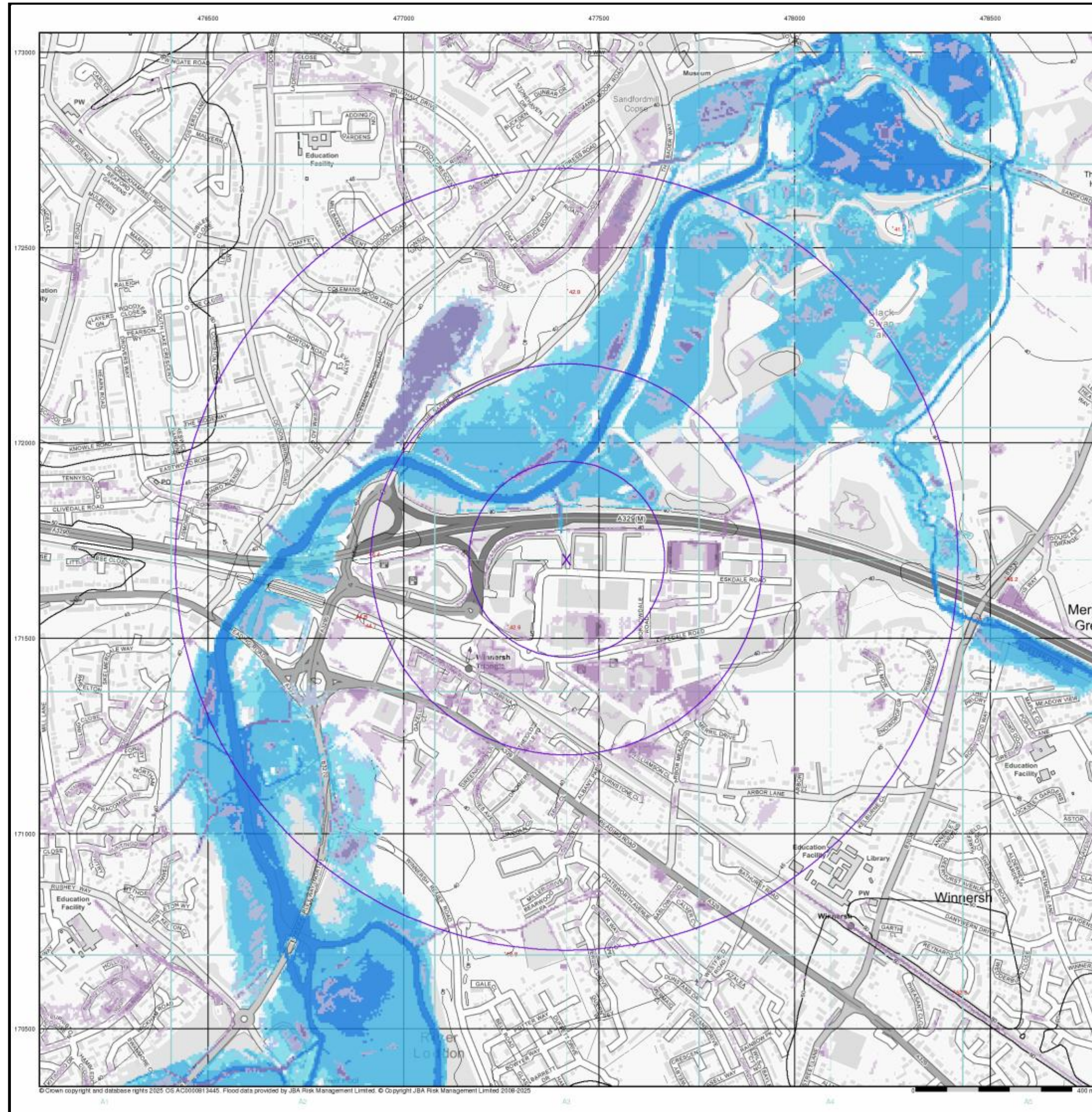
Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Frasers Property Management, 1000, Eskdale Road,
 Winnersh, WOKINGHAM, RG41 5TS

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

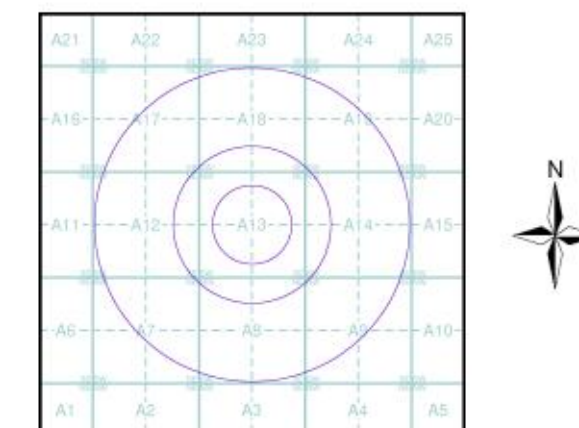
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105
- Master Contour 100
- Spot Height 107.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A



Order Details

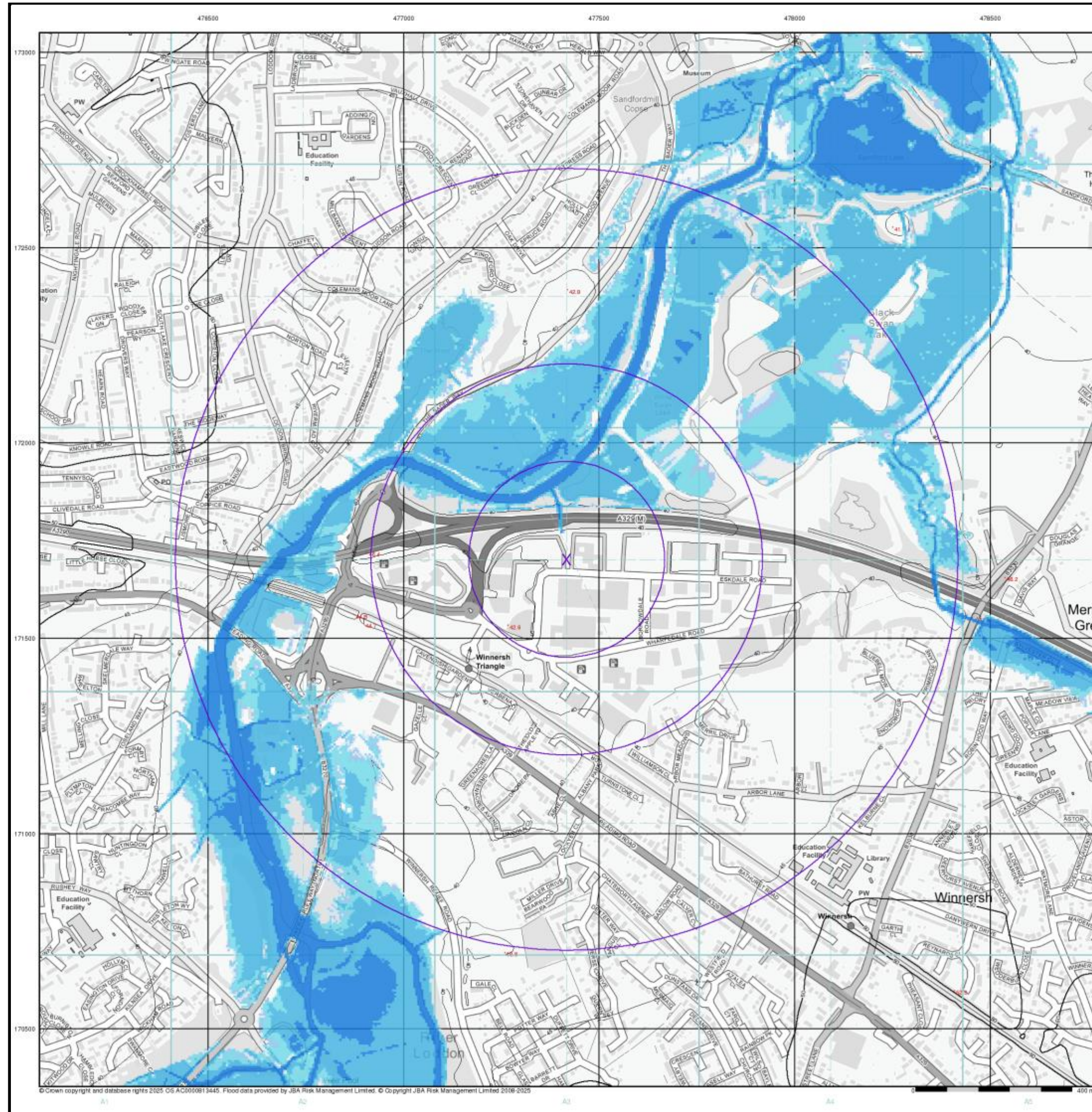
Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Frasers Property Management, 1000, Eskdale Road,
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JBA 100 Year Return Flood Map (Undefended) **(1:10,000)**

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

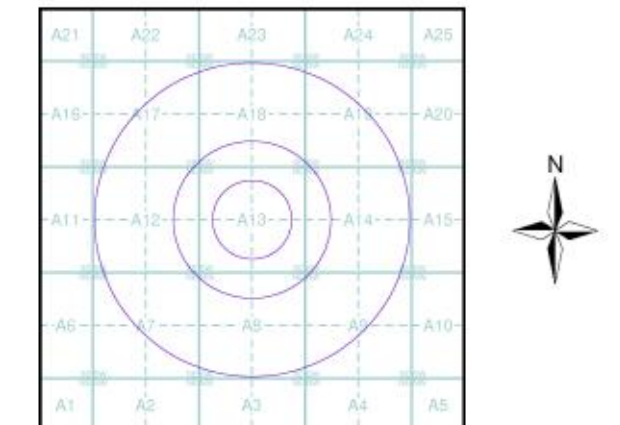
Modelled Flood Depth

Fluvial Depth	Coastal Depth
 0.01m - 0.05m	 0.01m - 0.05m
 0.05m - 0.1m	 0.05m - 0.1m
 0.1m - 0.3m	 0.1m - 0.3m
 0.3m - 1m	 0.3m - 1m
 >1m	 >1m

Contours (height in metres)

- Standard Contour  105
- Master Contour  100
- Spot Height  167.8
-  MLW Mean Low Water
-  MHW Mean High Water

JBA 100 Year Return Flood Map (Undefended) - **Slice A**



Order Details

Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Frasers Property Management, 1000, Eskdale Road,
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JBA 200 Year Return Flood Map (Un defended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

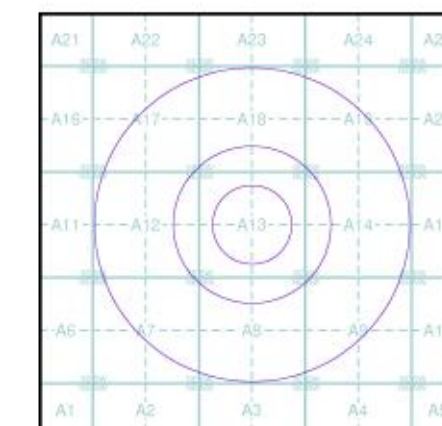
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA 200 Year Return Flood Map (Un defended) - Slice A



Order Details

Order Number: 372980033_1_1
Customer Ref: 1u4win
National Grid Reference: 477420, 171700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
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JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

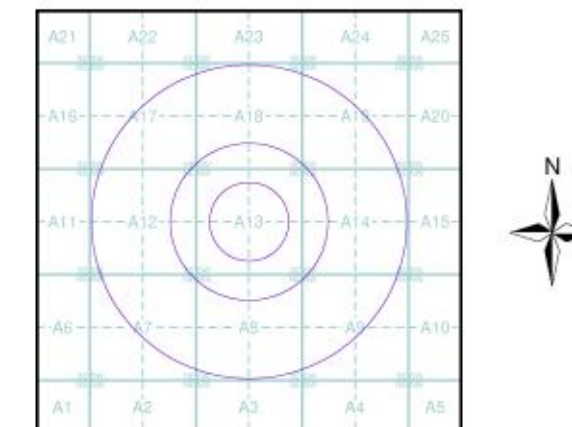
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
 0.1m	 0.01m - 0.05m	 0.01m - 0.05m
 0.1m - 0.3m	 0.05m - 0.1m	 0.05m - 0.1m
 0.3m - 1m	 0.1m - 0.3m	 0.1m - 0.3m
 >1m	 0.3m - 1m	 0.3m - 1m
	 >1m	 >1m

Contours (height in metres)

- Standard Contour  105
- Master Contour  100
- Spot Height  107.8
-  MLW Mean Low Water
-  MHW Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 372980033_1_1
Customer Ref: 1u4win
National Grid Reference: 477420, 171700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
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JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

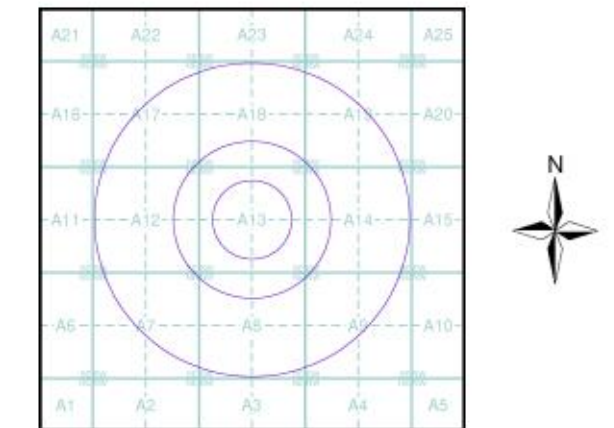
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A



Order Details

Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

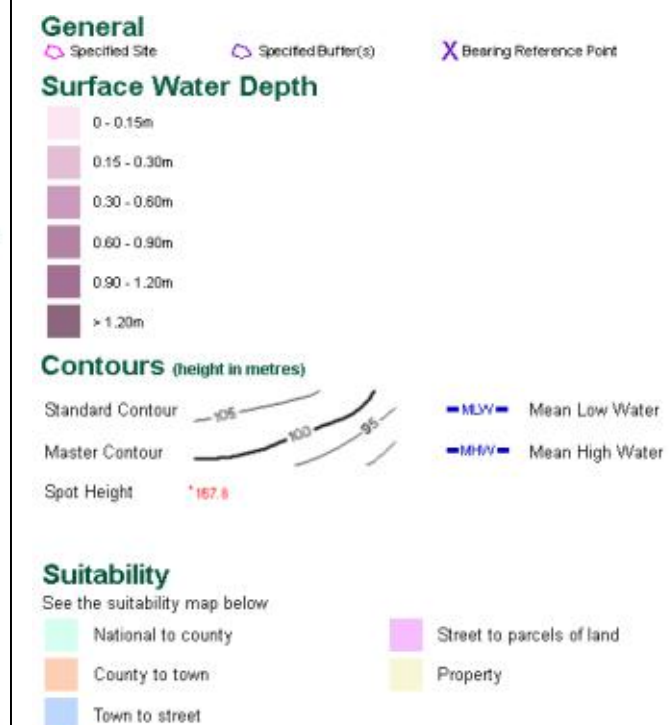
Site Details

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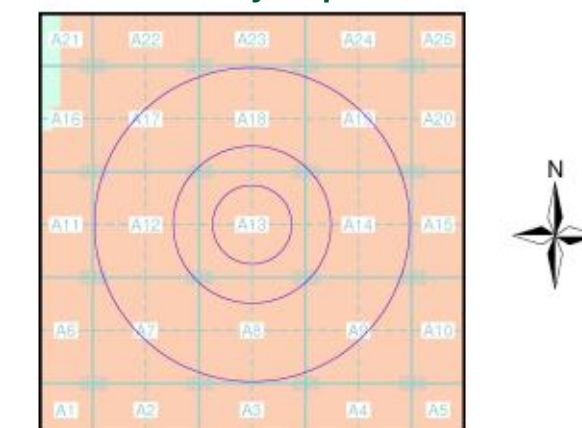
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EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)



EA/NRW Suitability Map - Slice A



Order Details

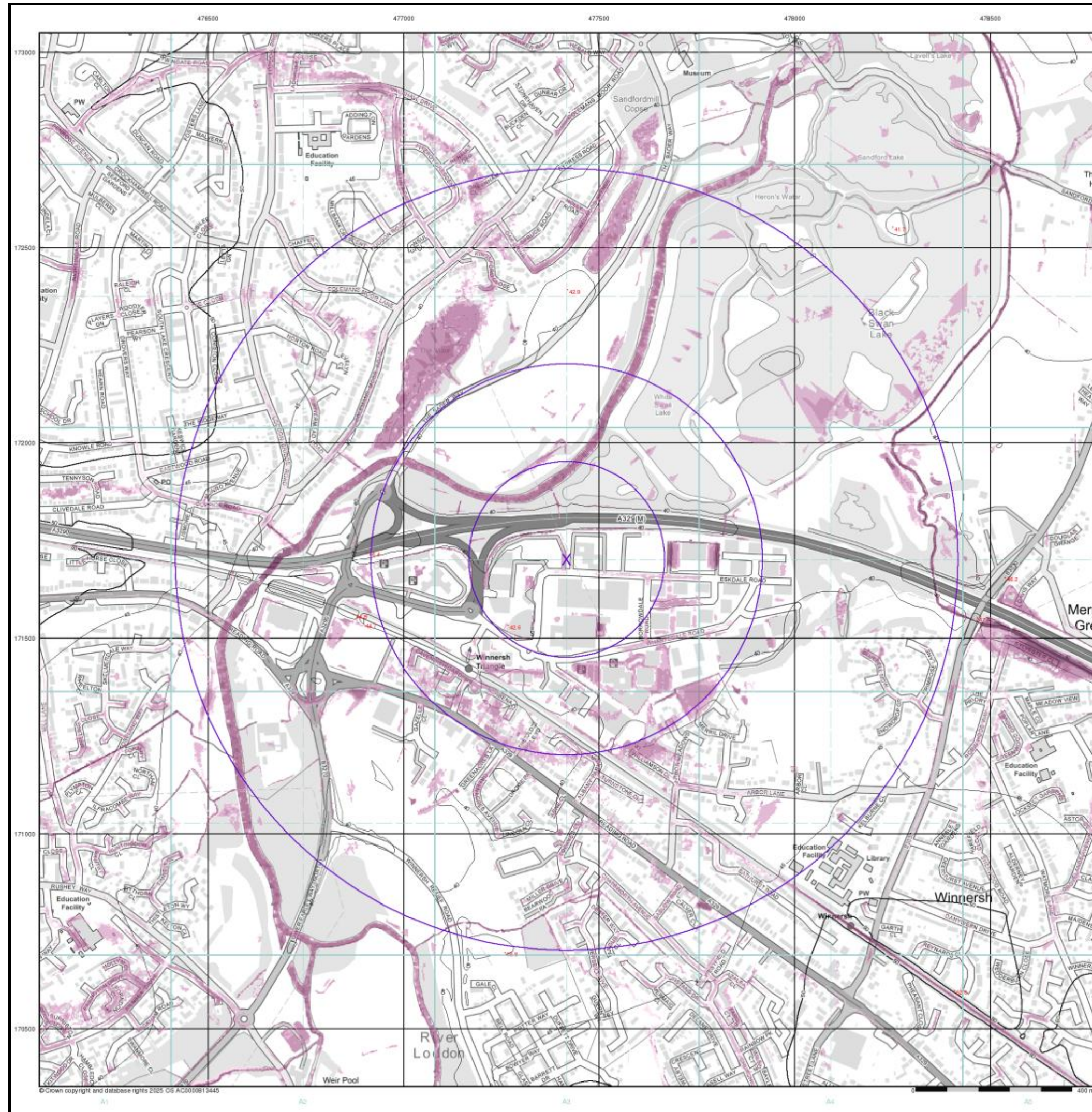
Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

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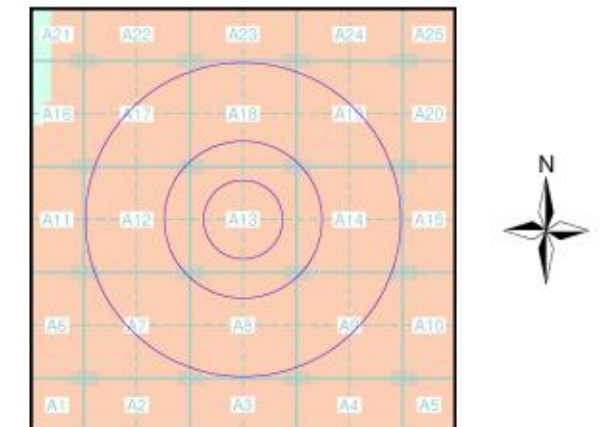


motion

EA/NRW Surface Water 100 Year Return Depth Map



EA/NRW Suitability Map - Slice A



Order Details

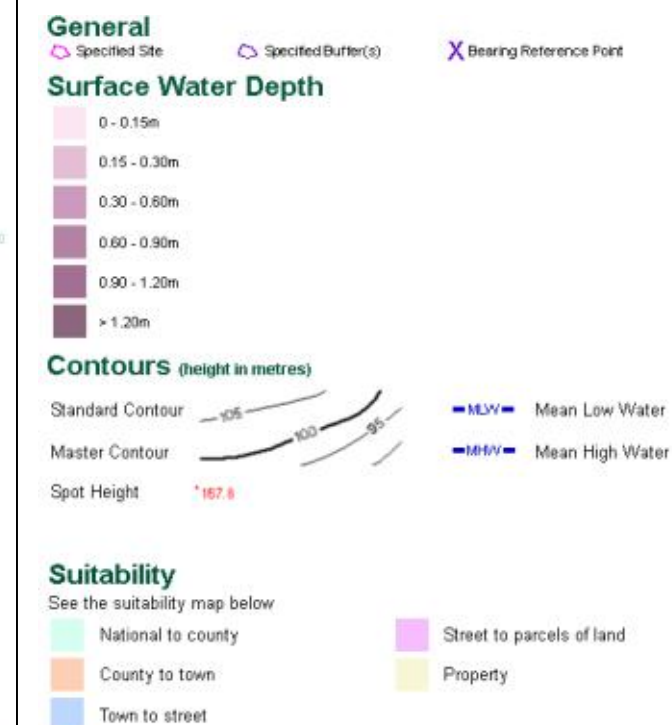
Order Number: 372980033_1_1
Customer Ref: 1u4win
National Grid Reference: 477420, 171700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

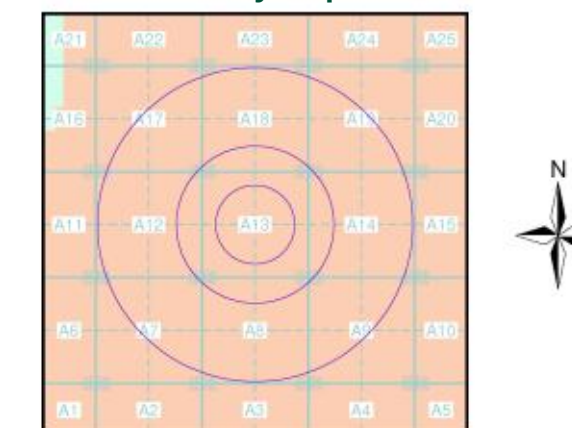
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motion

EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)



EA/NRW Suitability Map - Slice A



Order Details

Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

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EA/NRW Surface Water 30 Year Return Velocity and Flow Direction Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Velocity and Direction

- 0.00 - 0.25m/s
- 0.25 - 0.50m/s
- 0.50 - 1.00m/s
- 1.00 - 2.00m/s
- > 2.00m/s

Flow Direction at maximum velocity

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height

Mean Low Water (MLW)

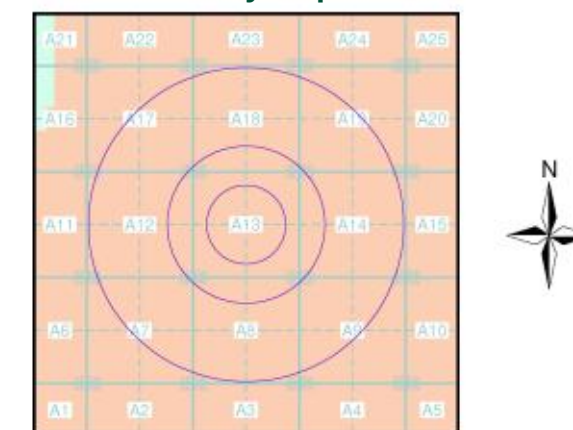
Mean High Water (MHW)

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

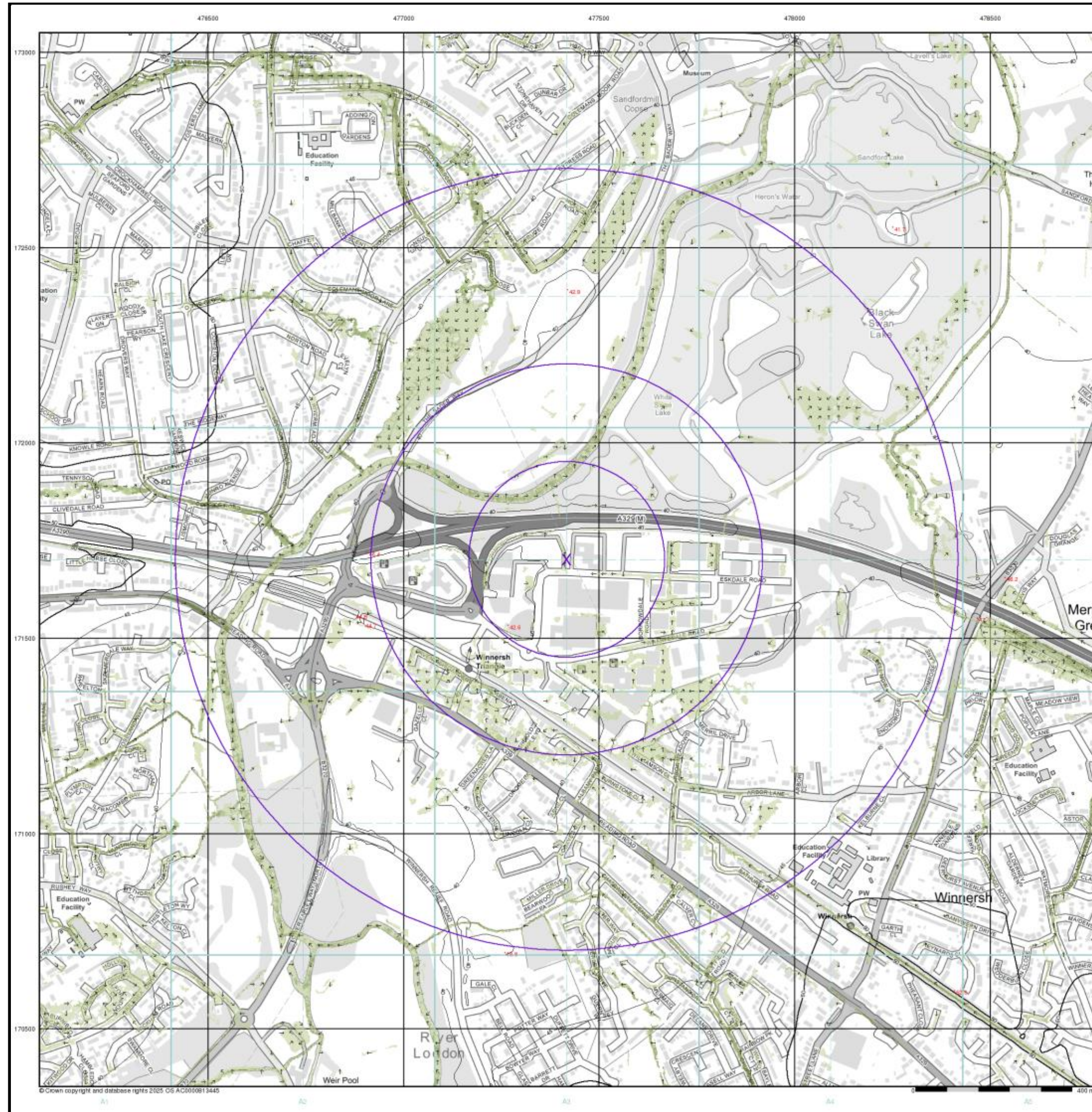
Order Number: 372980033_1_1
Customer Ref: 1u4win
National Grid Reference: 477420, 171700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

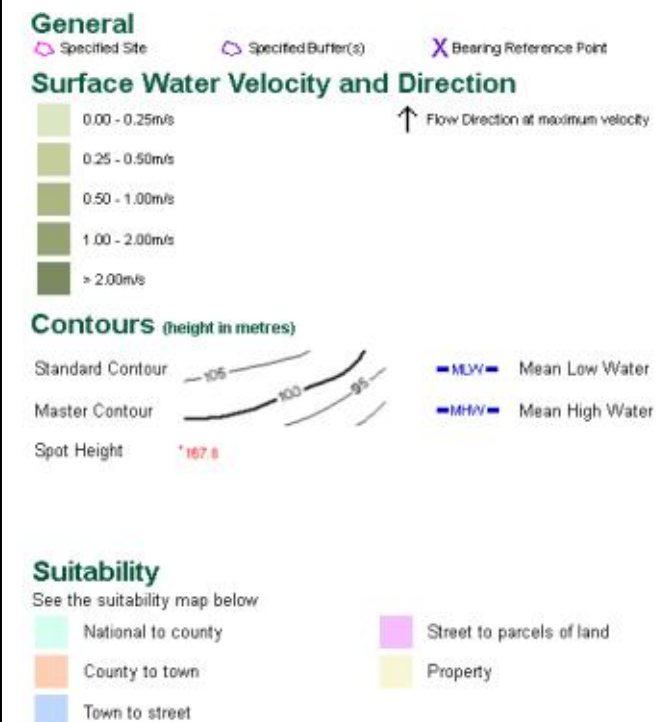
Fraser's Property Management, 1000, Eskdale Road,
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Landmark
INFORMATION GROUP

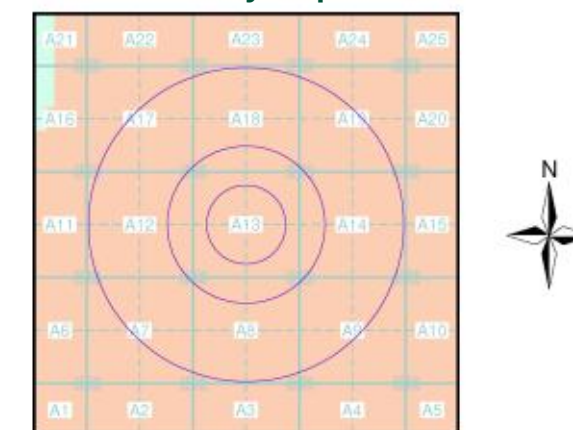
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



EA/NRW Surface Water 100 Year Return Velocity and Flow Direction Map (1:10,000)



EA/NRW Suitability Map - Slice A



Order Details

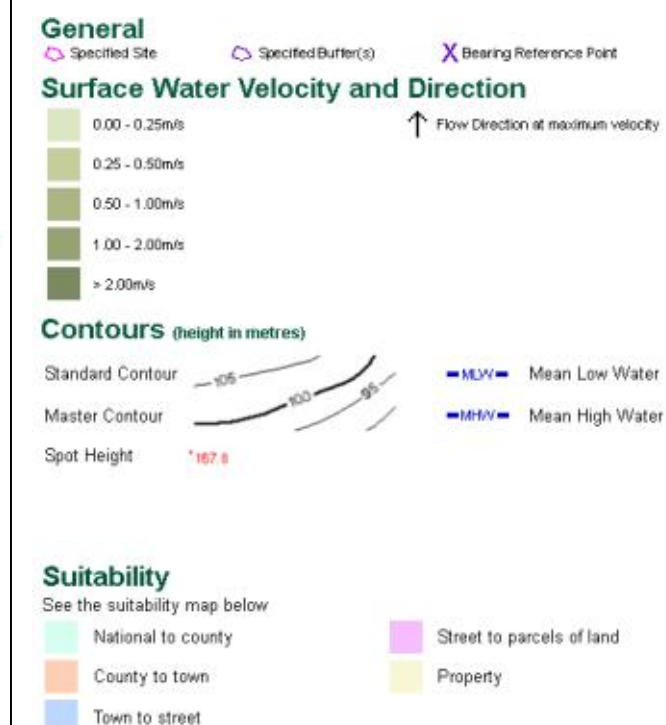
Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
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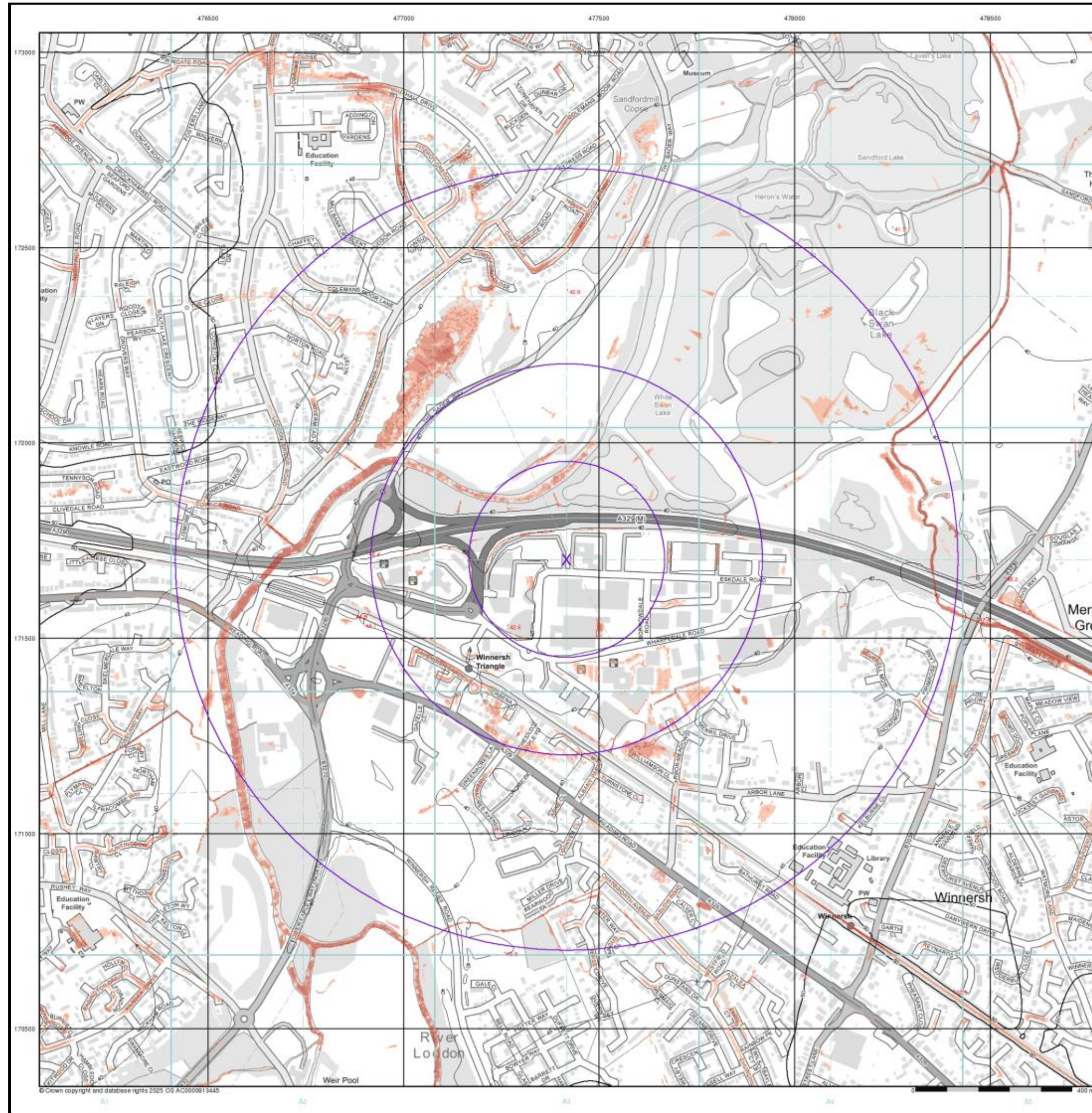
Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Order Number:	372980033_1_1
Customer Ref:	1u4win
National Grid Reference:	477420, 171700
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Fraser's Property Management, 1000, Eskdale Road,
Winnersh, WOKINGHAM, RG41 5TS



EA/NRW Surface Water 30 Year Return Hazard Rating Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

Contours (height in metres)

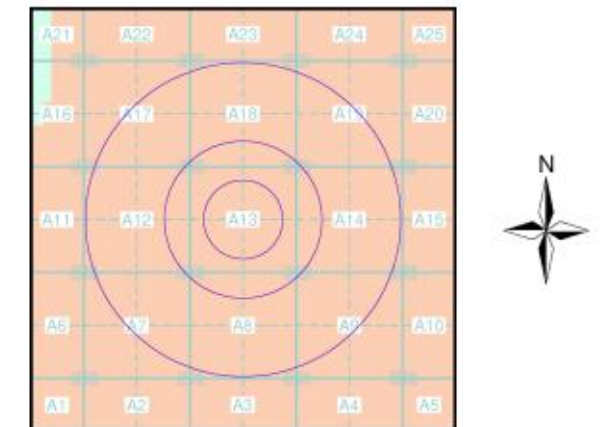
- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

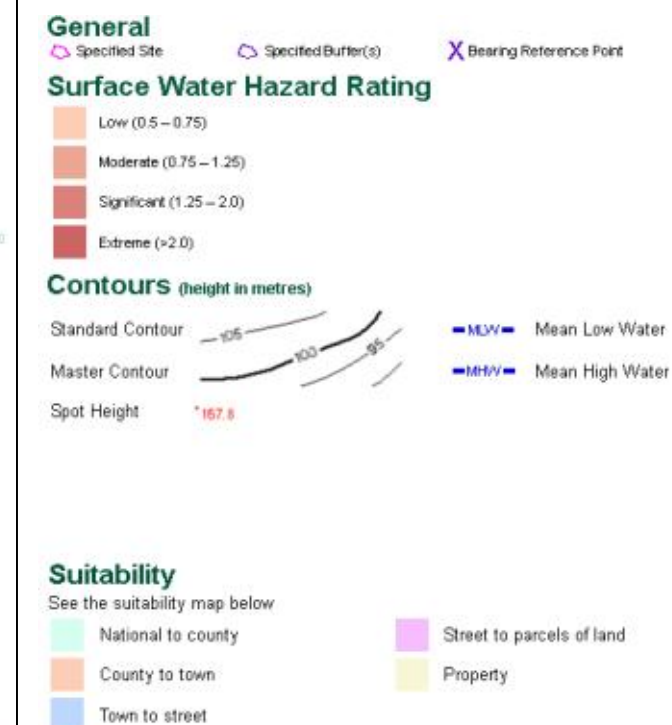
Site Details

Fraser's Property Management, 1000, Eskdale Road,
 Winnersh, WOKINGHAM, RG41 5TS

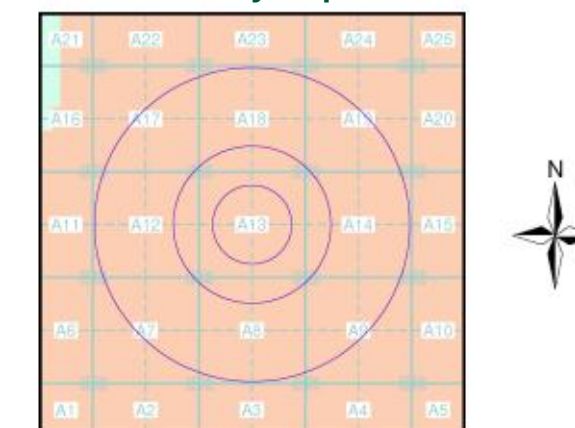
Landmark
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 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

EA/NRW Surface Water 100 Year Return Hazard Rating Map (1:10,000)



EA/NRW Suitability Map - Slice A



Order Details

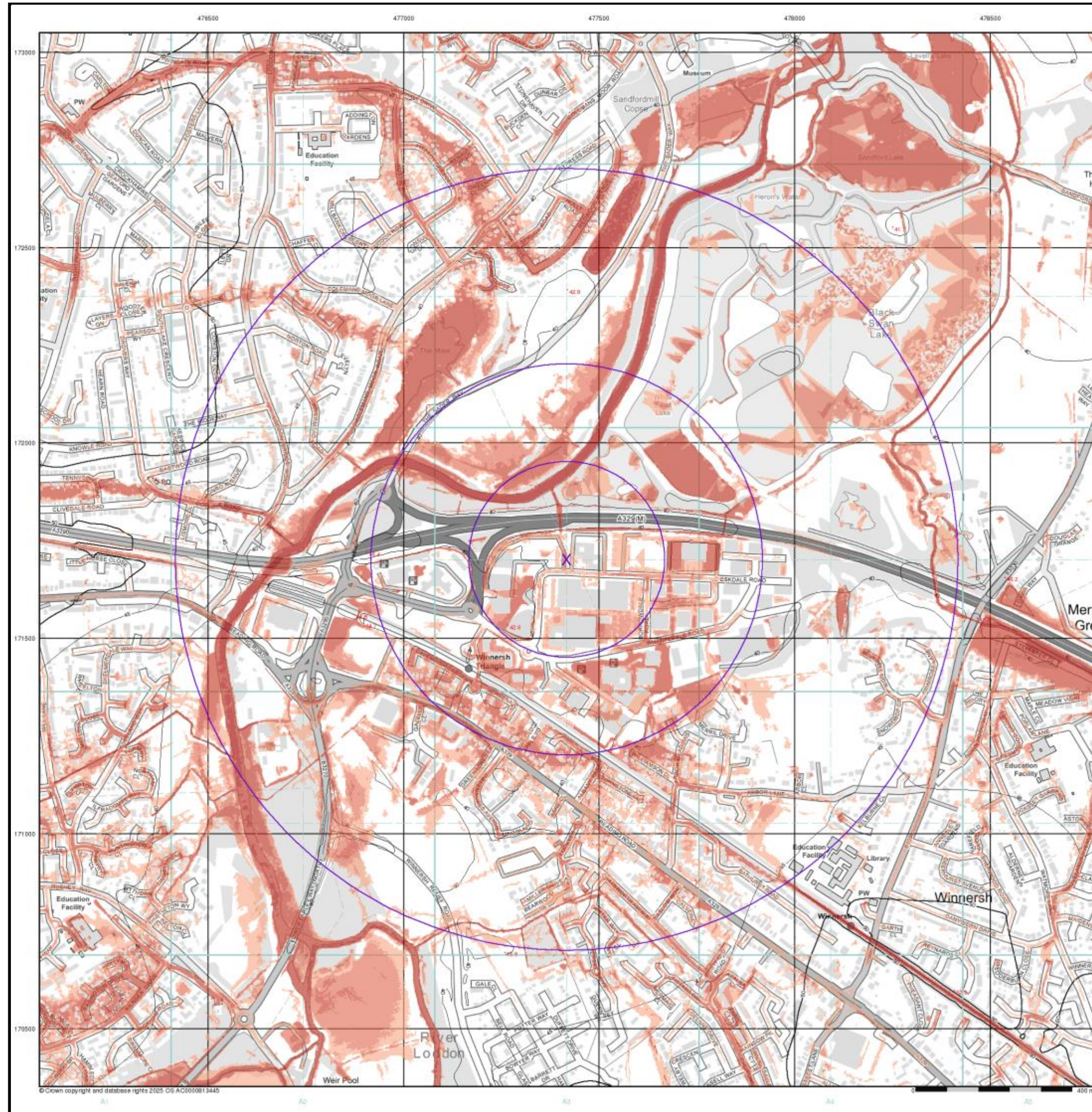
Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
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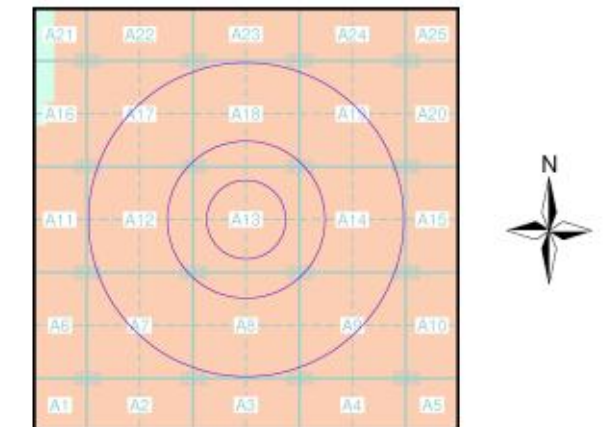


motion

EA/NRW Surface Water 1000 Year Return Hazard Rating Map (1:10,000)

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
- Surface Water Hazard Rating**
- Low (0.5 – 0.75)
 - Moderate (0.75 – 1.25)
 - Significant (1.25 – 2.0)
 - Extreme (>2.0)
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
- Suitability**
- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number: 372980033_1_1
Customer Ref: 1u4win
National Grid Reference: 477420, 171700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
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Web: www.envirocheck.co.uk

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OS Water Network Lines Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

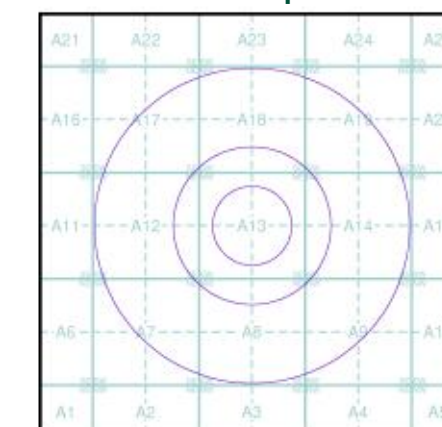
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |
| Junction | Source |
| Outlet | Other |
| Pseudo | |

Contours (height in meters)

- Standard Contour 1:5
- Master Contour 1:10
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

Order Number: 372980033_1_1
 Customer Ref: 1u4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
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 Web: www.envirocheck.co.uk

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EANRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

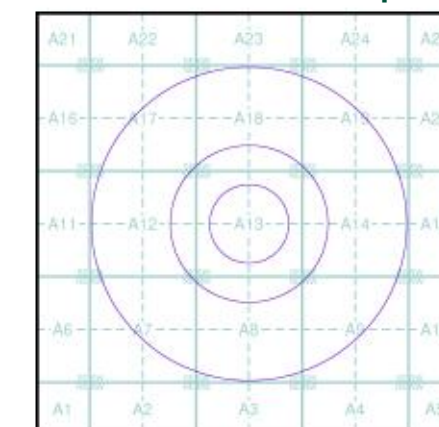
Historic Flood Events Data

- | | |
|--|---------------------------------------|
| Channel Capacity Exceeded (no raised defences) | Obstruction/Blockage - Culvert |
| Channel Capacity Exceeded /Surface Water | Obstruction/Blockage - Debris Screen |
| Groundwater/High Water Table | Operational Failure/Breach of Defence |
| Local Drainage/Surface Water | Other |
| Mechanical Failure | Overtopping of Defences |
| Obstruction/Blockage - Bridge | Surface Water |
| Obstruction/Blockage - Channel | Unknown |
| Historical Flood Liabilities | |

Contours (height in metres)

- Standard Contour 105
- Master Contour 100
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

EANRW Historic Flood Map - Slice A



Order Details

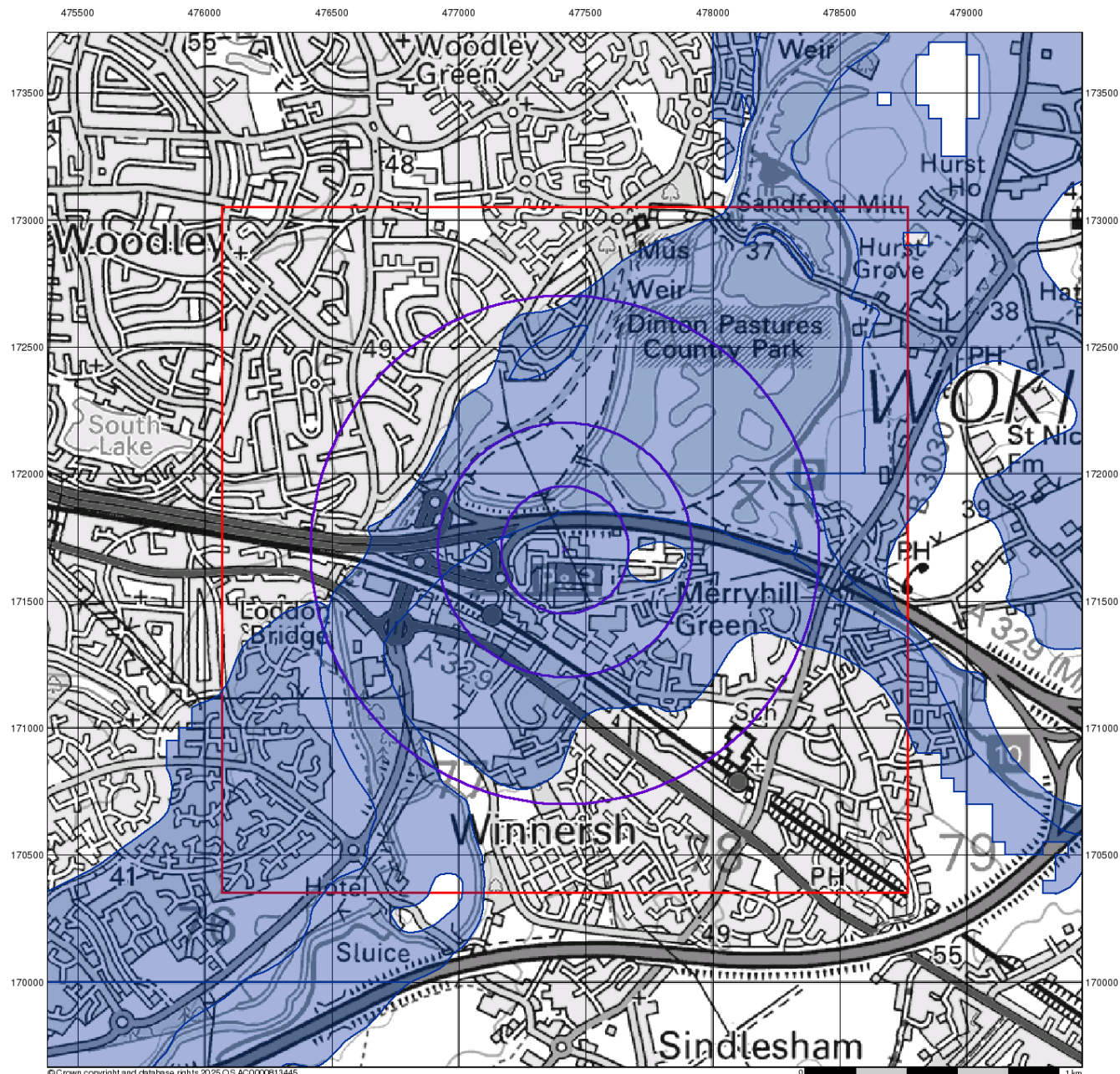
Order Number: 372980033_1_1
Customer Ref: 1u4win
National Grid Reference: 477420, 171700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Fraser's Property Management, 1000, Eskdale Road,
Winnersh, WOKINGHAM, RG41 5TS

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0 1 km

motion BGS Flood Data (1:50,000)

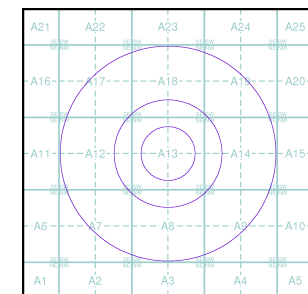
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

BGS Geological Indicators of Flooding

-  Coastal
-  Inland
-  Bodies of Water

BGS Flood Data Map - Slice A



Order Details

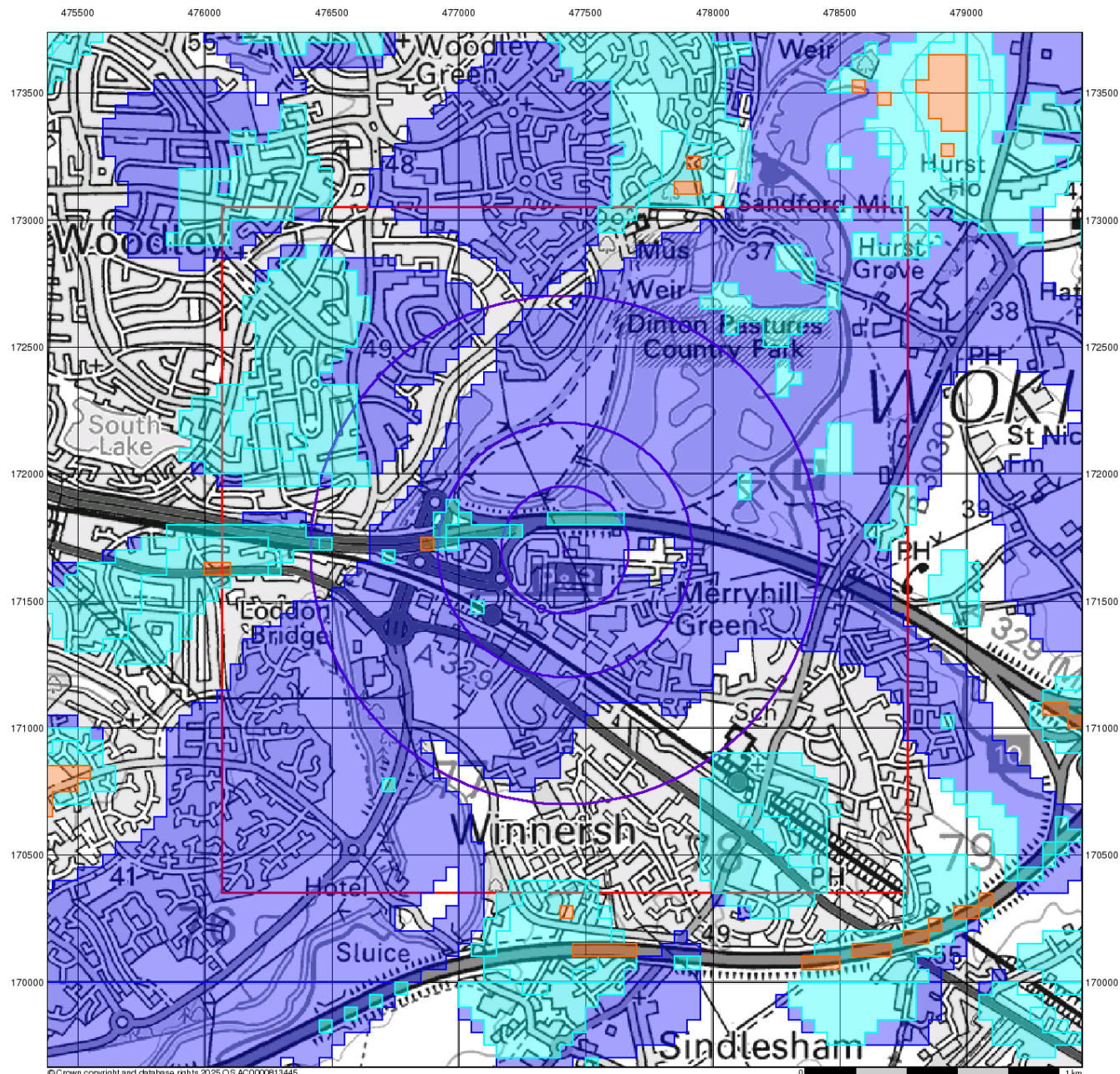
Order Number: 372980033_1_1
 Customer Ref: 1U4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Frasers Property Management, 1000, Eskdale Road, Winnersh, WOKINGHAM, RG41 5TS

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motion BGS Flood Data (1:50,000)

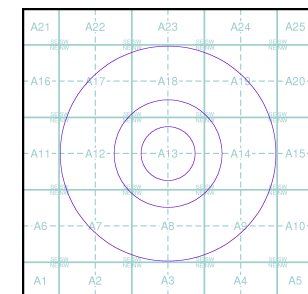
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

BGS Groundwater Flooding Susceptibility

-  Potential for Groundwater Flooding to Occur at Surface
-  Potential for Groundwater Flooding of Property Situated Below Ground Level
-  Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

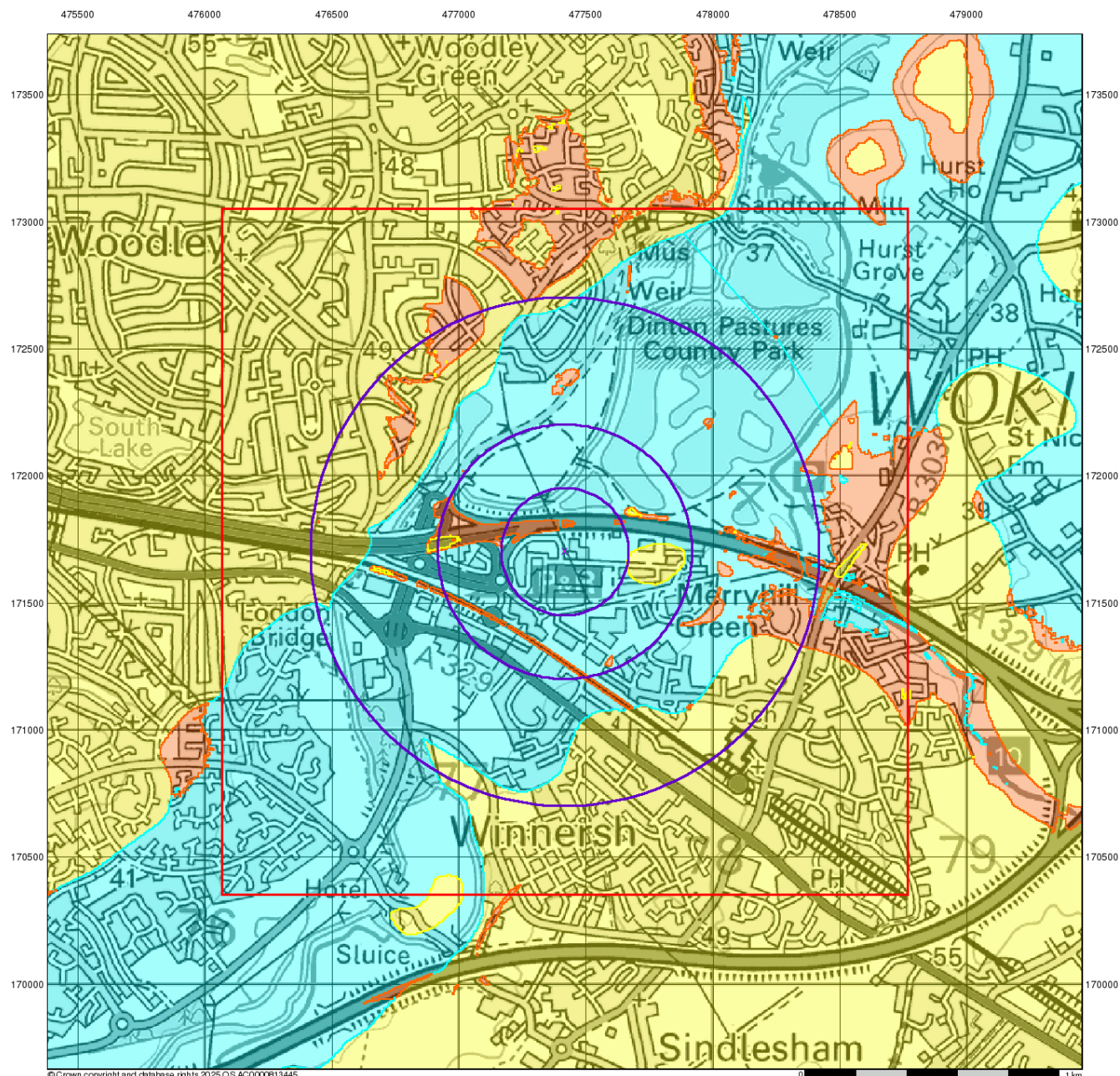
Order Number: 372980033_1_1
 Customer Ref: 1U4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

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GeoSmart Information Groundwater Flood Map (1:50,000)

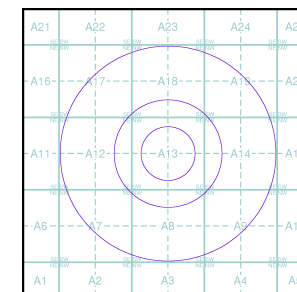
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

GeoSmart Information Groundwater Flooding Risk

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

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

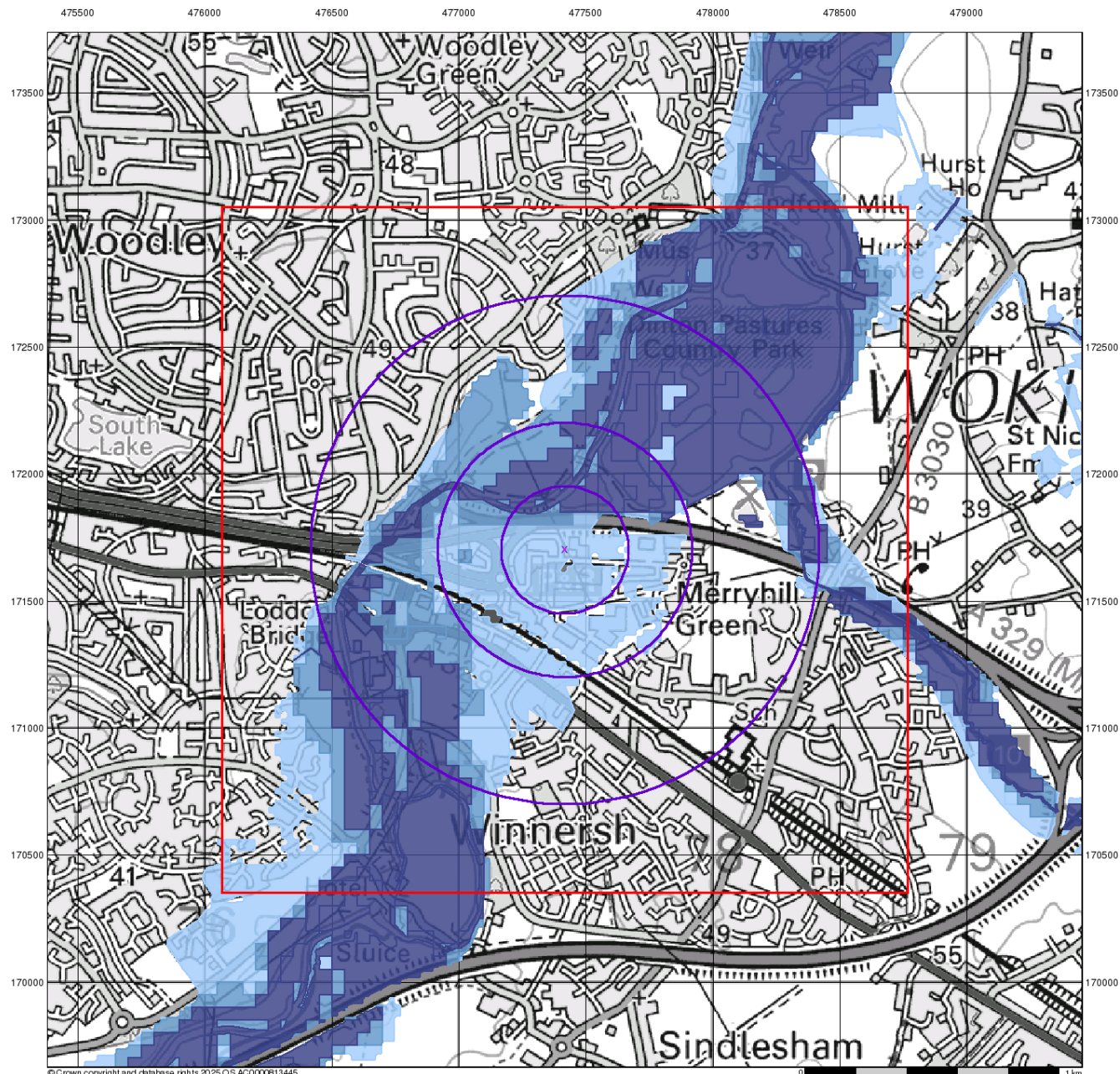
Order Number: 372980033_1_1
 Customer Ref: 1U4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Frasers Property Management, 1000, Eskdale Road, Winnersh, WOKINGHAM, RG41 5TS



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motion EA/NRW RoFRS Data (1:50,000)

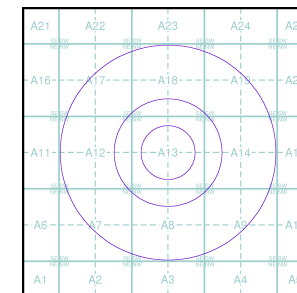
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

Risk of Flooding from Rivers and Sea (RoFRS)

-  High Risk
-  Medium Risk
-  Low Risk
-  Very Low Risk

EA/NRW RoFRS Data Map - Slice A



Order Details

Order Number: 372980033_1_1
 Customer Ref: 1U4win
 National Grid Reference: 477420, 171700
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Frasers Property Management, 1000, Eskdale Road, Winnersh, WOKINGHAM, RG41 5TS

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
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Appendix D

Environment Agency Flood Maps for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
477411/171697

Created
25 March 2025 15:02

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

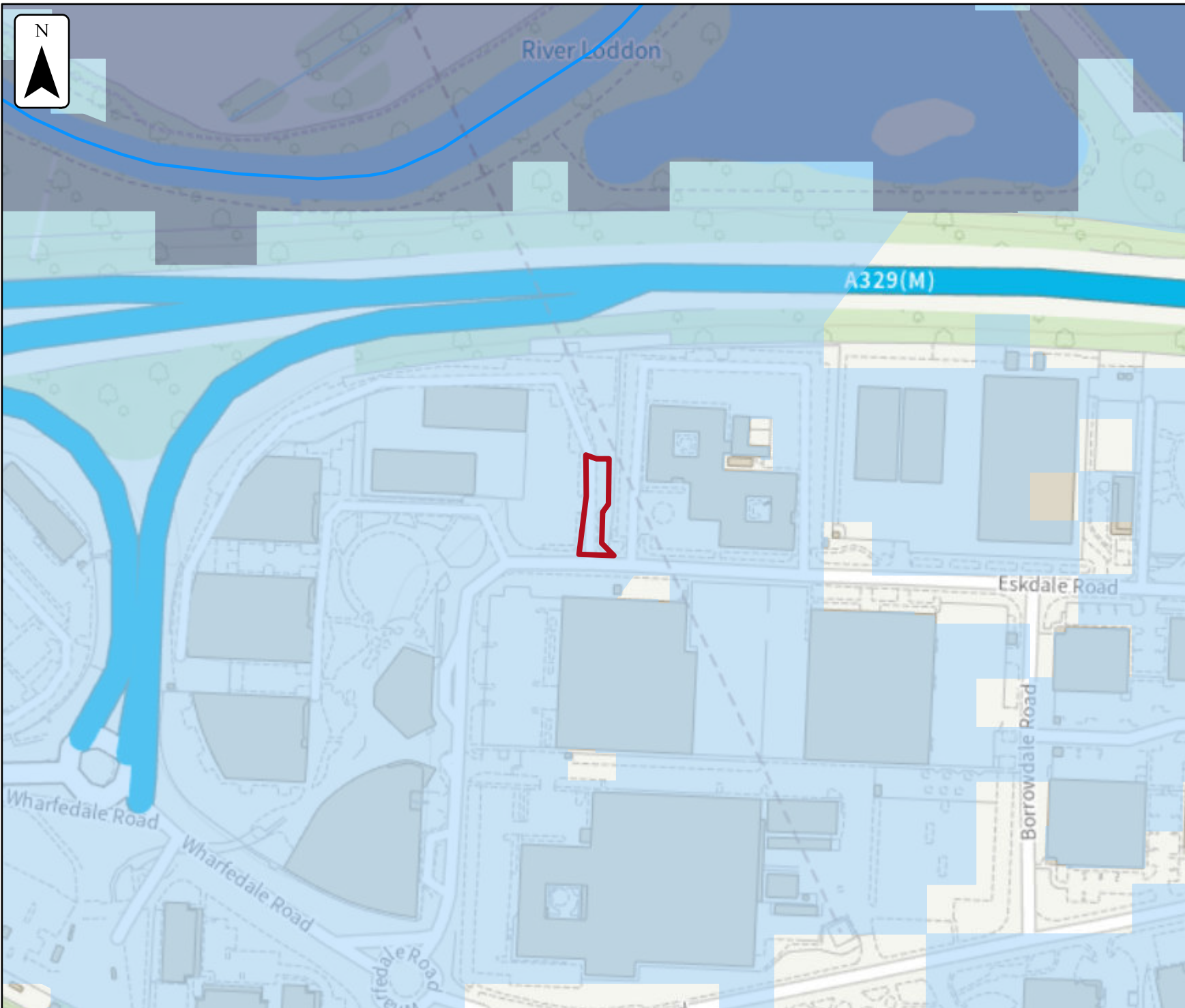
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
477411/171697

Scale
1:2,500

Created
25 Mar 2025 15:02

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Appendix E

Environment Agency Risk of Flooding from Surface Water (RoFSW) map



Surface water map

Yearly chance of flooding

☒ Flood area (extent)

 High chance

 Medium chance

 Low chance

Yearly chance of flooding between 2040 and 2060

☐ Flood area (extent)

Map details

☒ Show flooding

☐  Selected address



Surface water map

Yearly chance of flooding

☐ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

☒ Flood area (extent)

☒ High chance

☐ Medium chance

☐ Low chance

Map details

☒ Show flooding

☐  Selected address