

Preliminary Flood Risk Assessment

To allow project validation of a planning
application in relation to a sports pitch at
Luckley House School, Wokingham

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1 Executive Summary

- A. There is no apparent flood risk to the proposed development on the site.
- B. This proposal will not increase flood risk elsewhere.

2 Introduction

2.1 Site location

The project is located on land at Luckley School, Wokingham,

2.2 Project details

the proposal is to provide some new sports pitches.

All submitted under separate cover.

2.3 Scope

A FRA doesn't always need to be a very detailed or technical document. A lot of the scale of schemes really only need a covering letter setting out that someone has considered the risks, a bit of analysis as to how the design responds to this and whether anything such as building resilience is required and then a basic sustainable drainage scheme.

3 Flood risk analysis

3.1 Sources of potential flooding

Flood risk from various sources to the site are analysed in this section. It is concluded that there is no apparent flood risk to the proposed development on the site itself.

3.1.1 Flood risk from sea and rivers

The site is not at risk from tidal flooding.

The site lays in Flood Zone 1.

The development site is therefore not at flood risk from sea and rivers.

The adjacent highway is at fluvial flood risk however this does not impact on the proposed extension,

3.1.2 Flood risk from groundwater

The site is in an area of less than 25% of susceptibility to groundwater flooding hence groundwater will have no negative impact on the proposed site.

3.1.3 Flood risk from sewer and highway drains

The risk of sewer and highway flooding to the proposed site is considered to be Low.

3.1.4 Flooding risk from surface water

The development site is not at risk from surface water flooding.

The adjacent highway, is at low risk of flooding from the surface water. However this will have no negative impact on the extension of the proposed scheme.

3.1.5 Flood risk from infrastructure failure

The site does not appear to be at flood risk from infrastructure failure.

3.1.6 Impact on flood risk elsewhere

The proposal does not result in an increase in impermeable area nor does it displace flood water or affect flood flow routes hence the proposal will not impact on flood risk elsewhere.

3.2 Access and Egress

Safe access and egress are not affected by the proposal.

3.3 Flood risk summary

I can confirm that I have assessed all flood risks to this project, and can conclude that

- There is no apparent flood risk to the proposed development on the site.
- The proposal will not impact on flood risk elsewhere.

Signed:



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Date: 19th June, 2026