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Flood Risk Assessment Proposed Relocated Entrance at Loddon Acres, Loddon Drive, Wargrave, Berkshire RG10 8HD



On Behalf of Mr Lachlan Ross

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Date	February 2024
Report Number	2016

Contents

1	Introduction	2
2	Site Location and Description	3
3	Flood Risk Information	4
4	Conclusions	5

Appendix A - Location Plan

Appendix B – Existing and Proposed Drawings

Appendix C – Environment Agency Flood Maps

1 Introduction

CSG Consulting Engineers Ltd were instructed by Mr Lachlan Ross to prepare a Flood Risk Assessment for a site at Loddon Drive in Wargrave, Berkshire.

The proposed works involves the closure of an existing vehicular access, which is to be replaced with a new vehicular access centralised on the house, with gates, piers and brick walls either side of the entrance.

This document has been prepared in order to support a planning application and considers the flood risk with reference to the Environment Agency Flood Maps.

This report is an overview of the flood risk potential.

2 Site Location and Description

ITEM	DESCRIPTION
Site Name	Loddon Acres, Loddon Drive, Wargrave, Berkshire
Postcode	RG10 8HD
OS Grid Reference	477782,178475
Surroundings	Residential to the north, south and west. Rural to the east. The River Loddon is located to the rear of the site to the west.
Access	Accesses directly from Loddon Drive.
Current Use	House and garage with hardstandings and landscaping
Classification	Brownfield
Proposed Works	Relocation of the site entrance. House and garage to remain as existing.
Site Description	The site currently contains a brick built house and garage with hardstandings and landscaping. The site is accessed from Loddon Drive. Within the site there is access to the ground floor of the house by some external steps and direct access to the garage from the driveway.

3 Flood Risk Information

Information available from the Environment Agency indicates whether a site is potentially subject to flooding from rivers and watercourses. Full details of both these items can be found on the Environment Agency website.

The site is in Flood Zone 3 so there is a high chance of flooding from rivers or the sea. The Environment Agency flood map is provided in Appendix C. Additional details can be found on the Environment Agency website.

The risk as defined by the Environment Agency (EA) and the National Planning Policy Framework (NPPF) are indicated below;

FLOOD ZONE	DEFINITION
Zone 1 - Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding.
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.
Zone 3 - 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.
Zone 3b - The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

There is also the possibility of flooding from reservoirs, although this is unlikely to happen due to regulations involved in maintaining reservoirs. The maps show that the risk of flooding from surface water from rainfall is very low.

The proposed works is relocation of an entrance, forming a new entrance and infilling the existing. The site entrances are relatively small and therefore there will not be any significant changes to the flood storage.

The relocation of the entrance will not exacerbate the flooding or provide any additional risks to the occupier of the site.

Where the existing entrance is infilled it is proposed to leave a gap beneath the fence so that if there were to be any overland flows in the vicinity of the original entrance these would be maintained.

No alterations are proposed to house or grounds as part of the planning application.

Overall the proposed works are minor and will not have any significant effect on the flood risk or affect the flood risk to neighbouring properties.

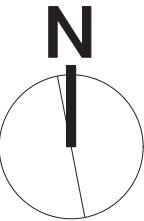
4 Conclusions

The Environment Agency maps show that the area of the planning application is in Flood Zone 3, which means that there is a high possibility of flooding from rivers and the sea. There is also a risk of flooding from reservoirs, although this is unlikely to happen and a very low risk of flooding from surface water.

The proposed works of relocating the site entrance and extending the fencing along the site boundary will not exacerbate the flooding within the site. Any overland flow route will be unaffected and there will be no loss of flood storage volume within the site.

Such a small alteration will not have any material affect to the current risk of flooding. The site satisfies the requirements of the National Planning Policy Framework with regards to flooding and type of development.

Appendix A – Location Plan



Rev	Date	Note
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Sheet Status

Planning

Project Title

Loddon Acres

Sheet Title

Site Location Plan

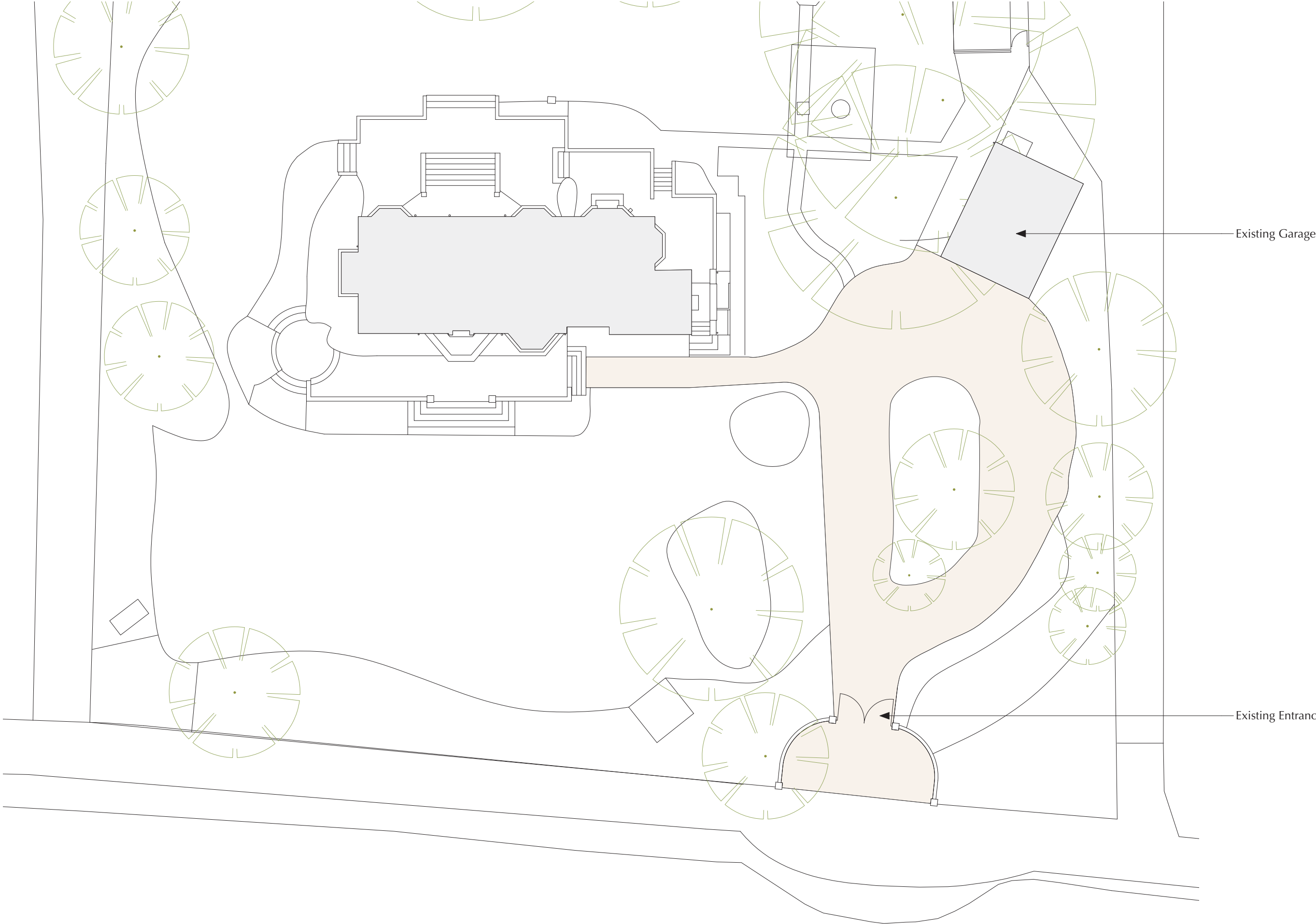
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-	AT	DC
Drawing No.	Revision	
3288-CB-A-DR-00001	A	

COVEBURGESS

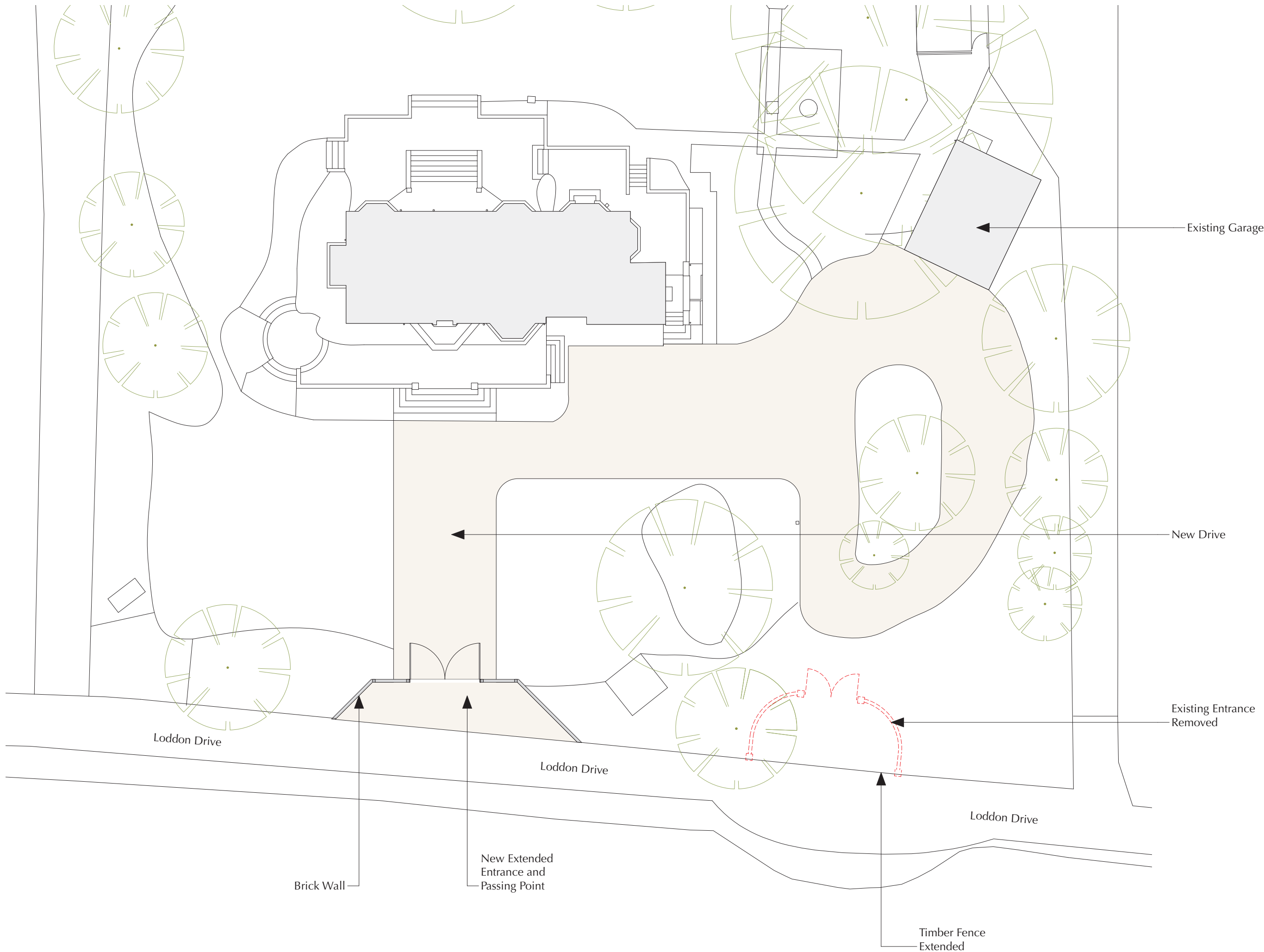
6-8 Cole Street, SE1 4YH
Tel: 020 3758 7050

© Cove Burgess Architects LLP. All dimensions to be checked on site prior to construction.
Any discrepancies to be brought to the attention of the architect, prior to construction.

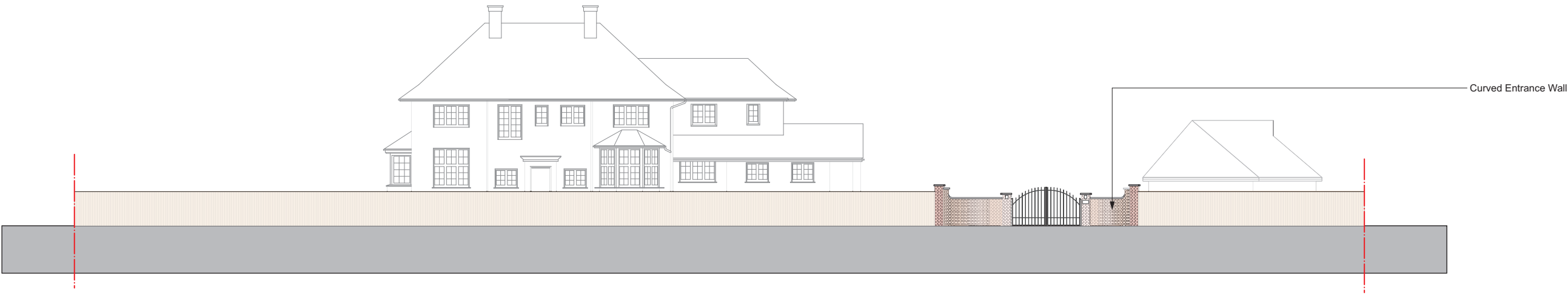
Appendix B – Existing and Proposed Drawings



Rev	Date	Note
Sheet Status		
Project Title		
Loddon Acres		
Sheet Title		
Existing Site Plan - Garage Location		
Date Printed		Scale
28/1/25		1:250 A3
		1:125 A1
Model Status	Drawn by	Checked
-	CM	DC
Drawing No.		Revision
3288-CB-A-DR-1001A		A



Rev	Date	Note
Sheet Status		
Project Title		
Loddon Acres		
Sheet Title		
Proposed Site Plan - Landscape Work		
Date Printed		Scale
28/1/25		1:250 A3
		1:125 A1
Model Status	Drawn by	Checked
-	CM	DC
Drawing No.		Revision
3288-CB-A-DR-1002B		A



1 **Existing Front Site Elevation**
Scale: 1:125



2 **Proposed Front Site Elevation**
Scale: 1:125

Rev	Date	Note
Sheet Status		

Project Title
Loddon Acres

Sheet Title
Existing and Proposed Site Elevation

Date Printed	Scale	
3/1/25	1:250	A3
	1:125	A1
Model Status	Drawn by	Checked
-	CM	DC
Drawing No.	Revision	
3288-CB-A-DR-2001A	A	

Appendix C – Environment Agency Flood Maps

Flood map for planning

Your reference
2016

Location (easting/northing)
477764/178493

Created
26 Feb 2025 11:05

Your selected location is in flood zone 3, an area with a high 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 www.gov.uk/guidance/flood-risk-assessment-standing-advice)

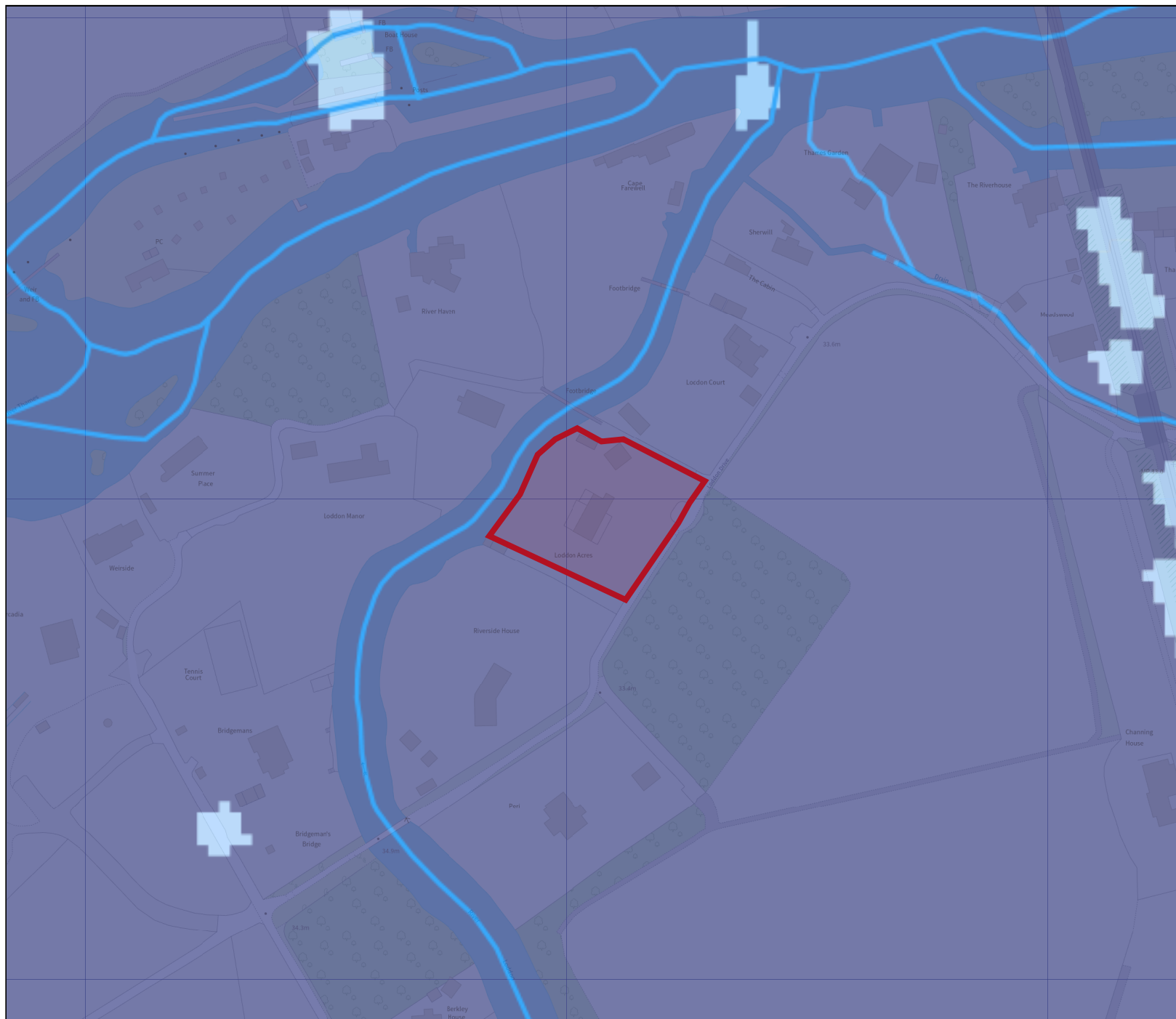
Notes

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 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

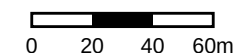
Your reference
2016

Location (easting/northing)
477764/178493

Scale
1:2500

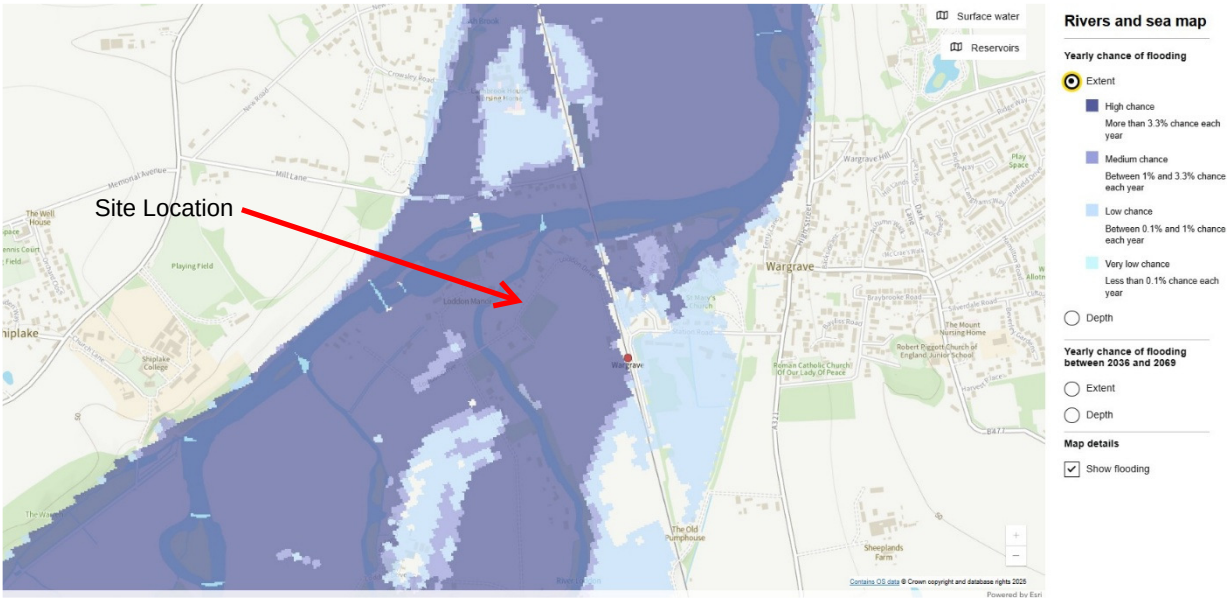
Created
26 Feb 2025 11:05

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

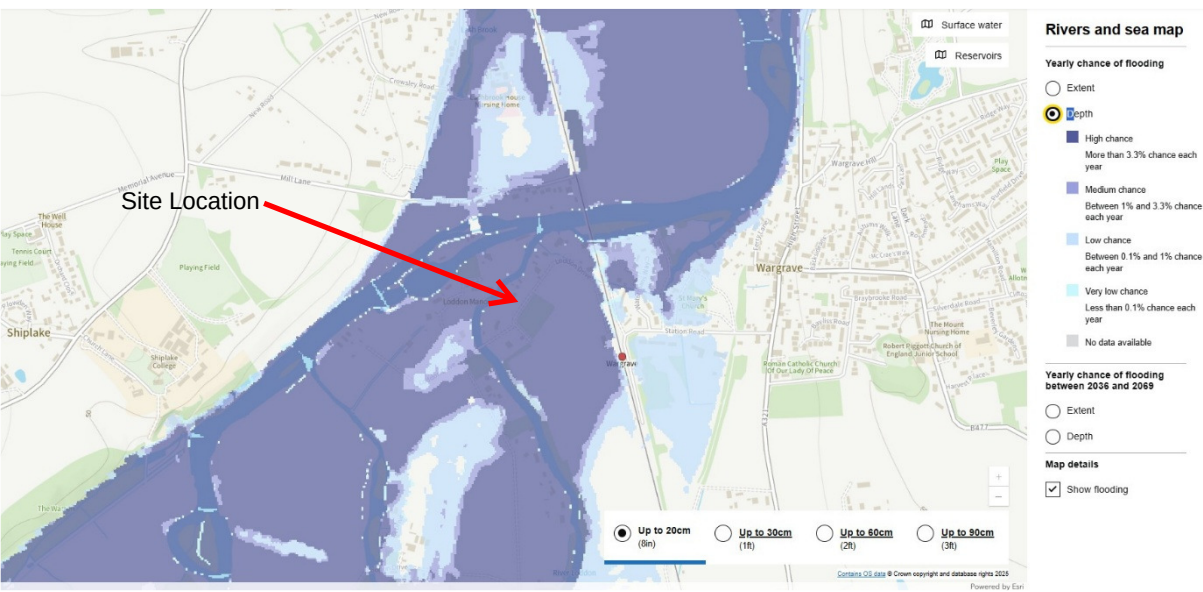


Environment Agency Maps:

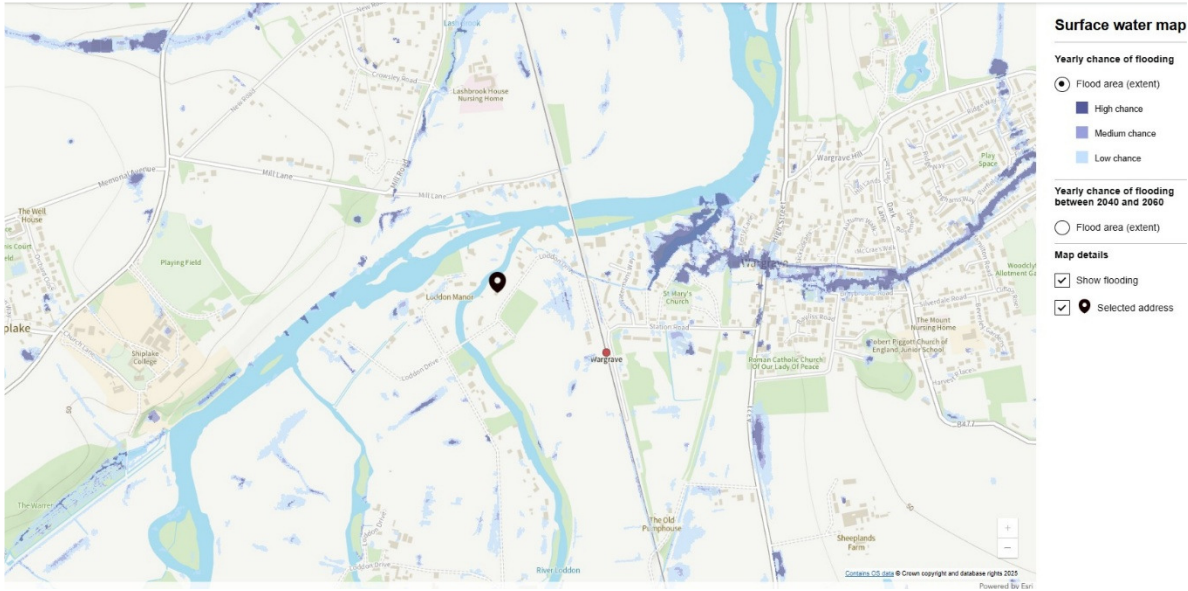
Flood Risk from Rivers or the Sea



Flood Risk from Rivers or the Sea (for flooding up to 20cm)



Flood Risk from Surface Water



Flood Risk from Surface Water (yearly chance of flooding between 1940 and 1960)



Flood Risk from Reservoirs

