

Appendix A – Site Location Plan



SITE LOCATION PLAN

TESCO EXTRA, NAPIER ROAD, READING, RG1 8DF (CLOSEST)

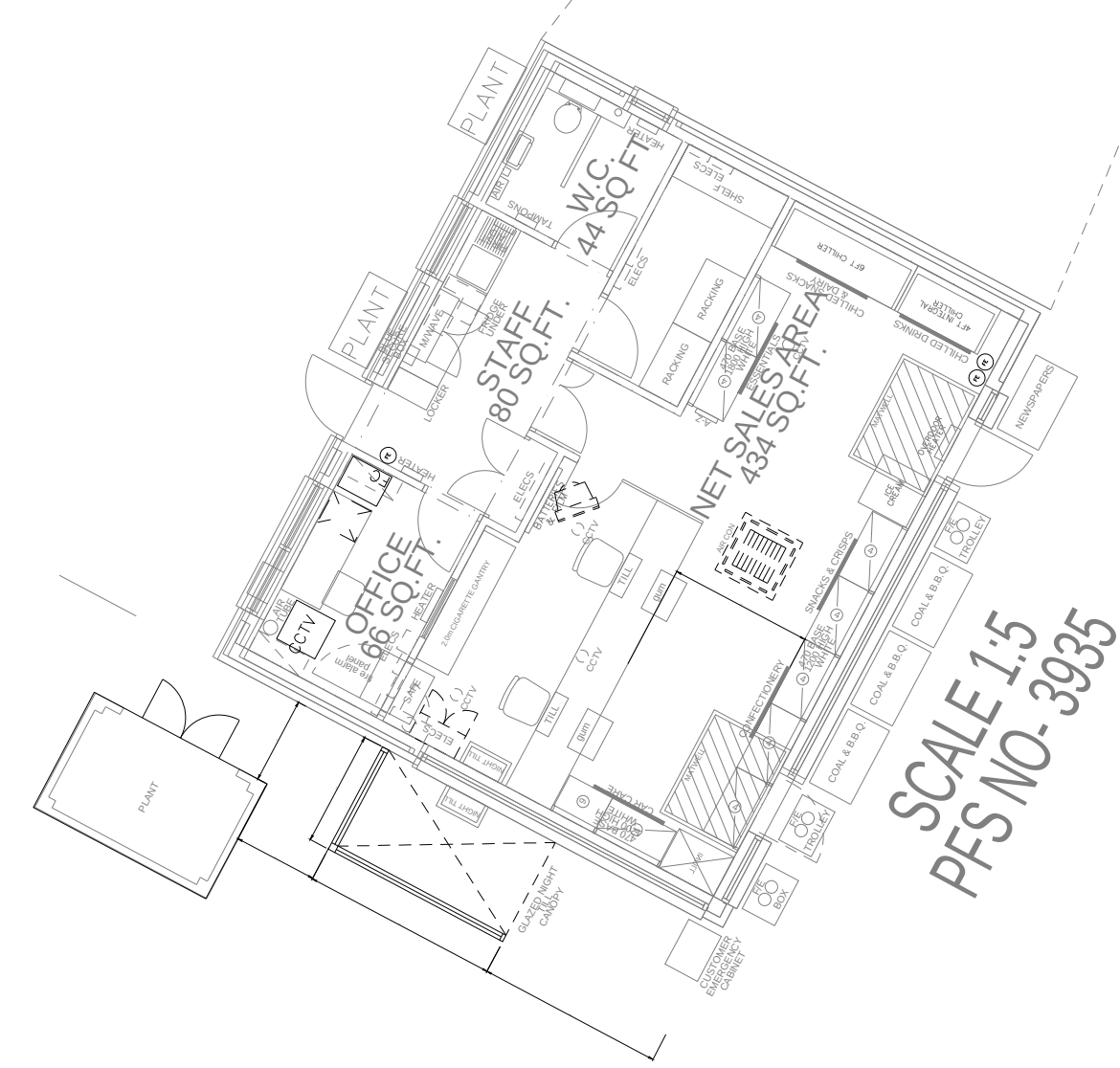
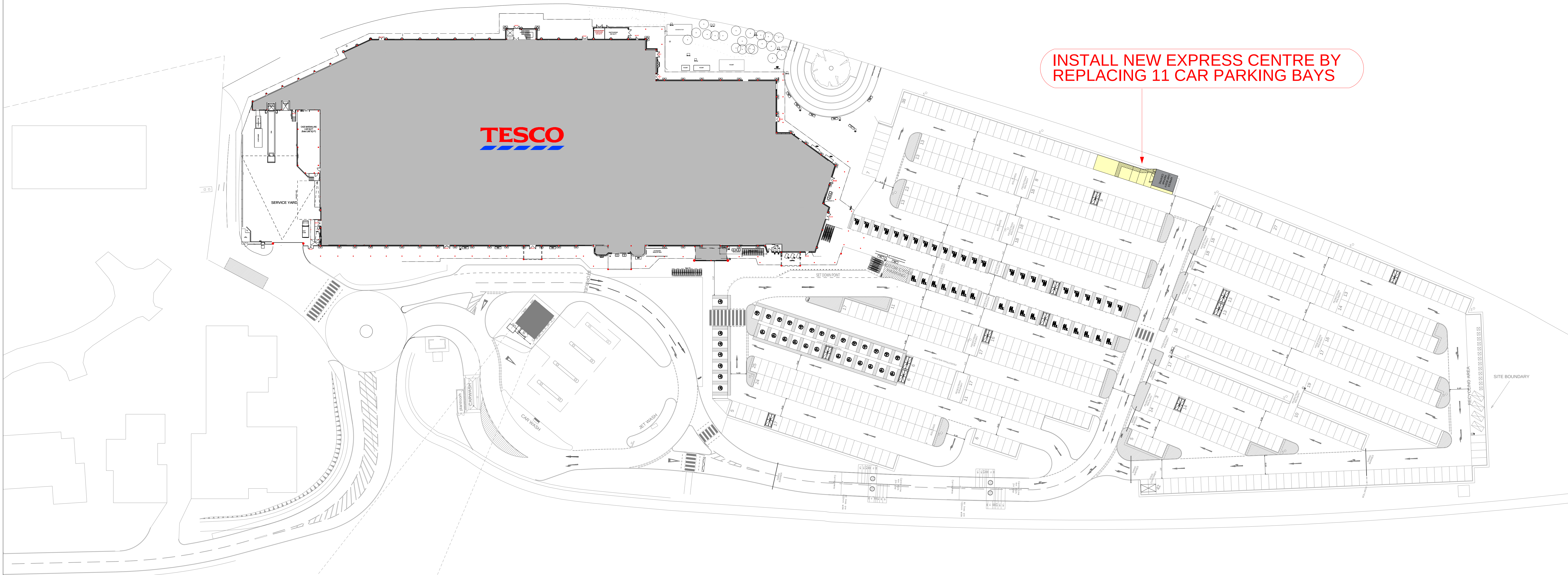
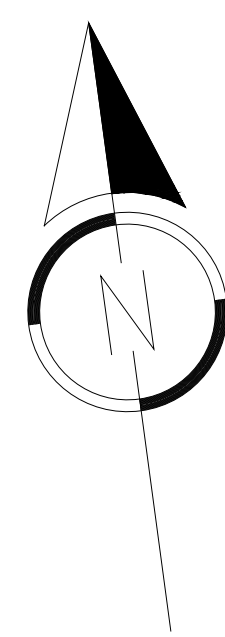
472635E, 173972N

PINNACLE
CONSULTING ENGINEERS

Appendix B – Proposed Development Plans

RDG PLAN

NOT APPROVED FOR CONSTRUCTION



REV.	DATE	AMENDMENTS	DRAWN BY

ITEM KEY	
= LIGHTING COLUMN	= BICYCLE RACKS
= COVERED TROLLEY BAY	= BENCH
= GANTRY SIGN	= POST BOX
= CANOPY COLUMN	= BAG RECYCLE
= ROD BOLLARDS	= BIN
= BLACK BOLLARDS	= KIDDIES RIDE
= BELISHA BEACON	= TOY VENDING
= RAM RAID BOLLARDS	

PROJECT
3095 READING EXTRA
F 80.6 (43.4/ 26.5)

DESCRIPTION
PROPOSED REPURPOSE
SITE PLAN

DRAWING NO. 3095pg1RDGPLAN

PHASE 3 ISSUE 1RDG

SCALE 1:500@A0 DATE 24.05.2017

UK PLANNING MANAGER HARVEY PHIPSON
BENGALURU PLANNER SUMALATHA



RETAIL PLANNING & DESIGN IMPLEMENTATION

TESCO STORES LIMITED
STORE PLANNING DEPARTMENT
PROPERTY SERVICES
PROGRESS HOUSE, THE BOULEVARD, SHIRE PARK,
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK
TELEPHONE: 01297 886150

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SITE PLAN DETAILS		
	EXISTING	PROPOSED
STORE GROSS FLOOR AREA	112,475 Sq Ft	112,475 Sq Ft
	10,449 Sq M	10,449 Sq M
PARKING BAY SIZE	2.4x4.8	2.4x4.8
STANDARD CAR PARKING SPACES	655	644
PARENT & CHILD SPACES	39	39
DISABLED SPACES	33	33
TOTAL CAR PARKING SPACES	727	716
CAR PARKING RATIO	1: 15	1: 15
TROLLEY BAYS	13	13

Appendix C – Environment Agency Product 4 Data

Product 4 (Detailed Flood Risk) for Tesco, Napier Road, Reading

Our Ref: THM_62131

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)
Flood Map areas benefiting from defences (where available/relevant);
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;
Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please read the enclosed guidance which sets out our requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at

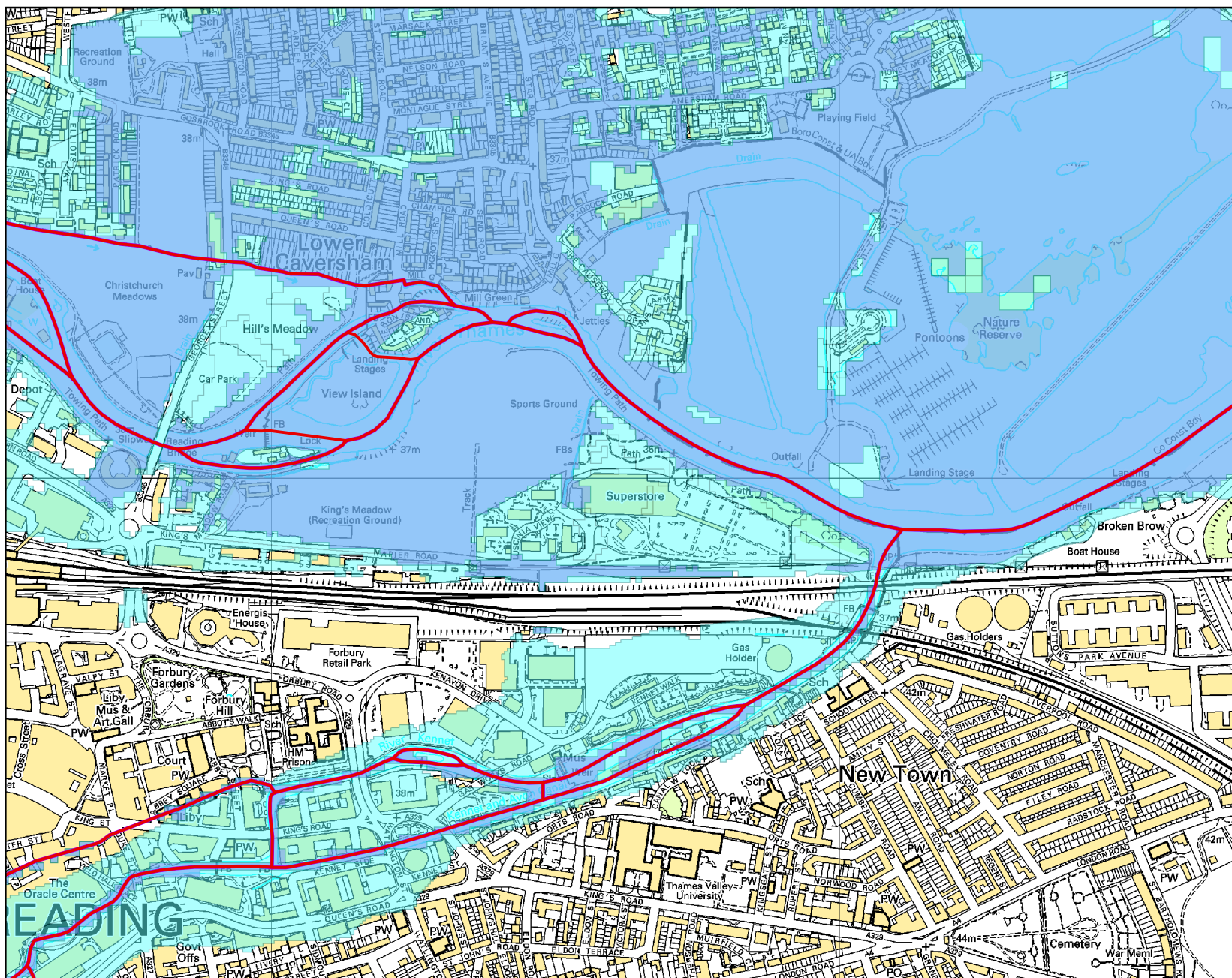
<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at

<http://www.environment-agency.gov.uk/research/planning/33580.aspx>

Flood Map for Planning centred on: Tesco, Napier Road, Reading

Created on 16/10/2017 REF: THM_62131



Kilometres
0 0.09 0.18

Legend

- Main River
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Defence information

THM_62131

Defence Location:

No defences on Main River

Description:

This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

Model information

THM_62131

Model: Thames (Mapledurham to Sonning) 2011

Description: The information provided is taken from the Thames (Reading Complex Change) Flood Alleviation Study completed in June 2011. The study was carried out using 2D modelling software (ISIS-Tuflow).

Model design runs:

1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 1000 / 0.1% AEP and 1 in 100+20% / 1% AEP with climate change

Mapped Outputs:

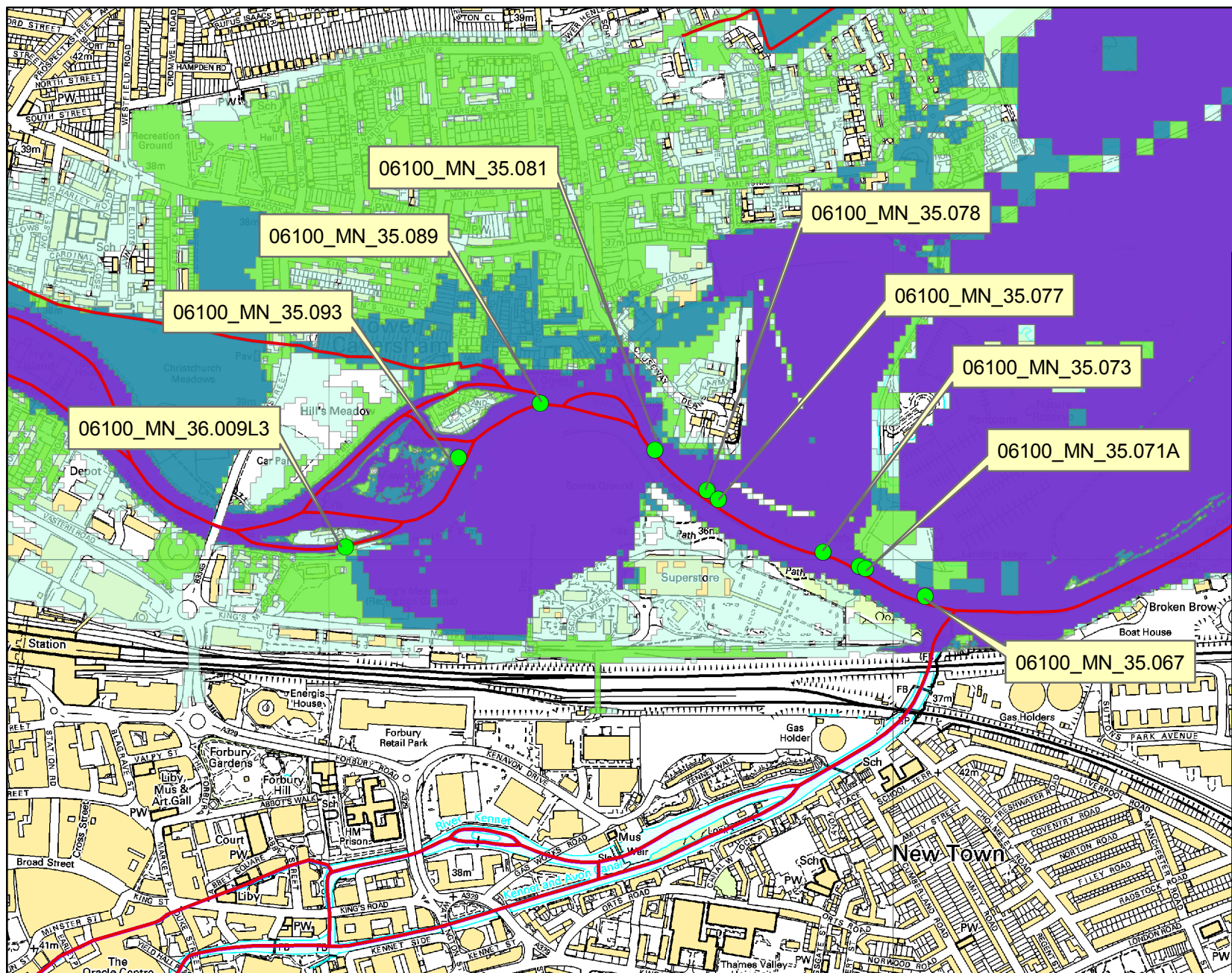
1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 1000 / 0.1% AEP and 1 in 100+20% / 1% AEP with climate change

Model accuracy:

Levels $\pm$ 250mm

FRA Map centred on: Tesco, Napier Road, Reading

Created on 16/10/2017 REF: THM_62131



Kilometres

0 0.1 0.2

Legend

- Thames Model Node Data
- Main River
- 20% AEP Flood Outline
- 5% AEP Flood Outline
- 1% AEP Flood Outline
- 0.1% AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

1%CC = 1% Climate Change extent
This is the 1% AEP event with an allowance for climate change (+20% on river flows)

Modelled in-channel flood flows and levels

THM_62131

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)				
				20% AEP	5% AEP	1% AEP	1% AEP (+20% on river flows)	0.1% AEP
06100_MN_36.009L3	Thames (Mapledurham to Sonning) 2011	472029	174022	36.97	37.33	37.77	37.97	38.30
06100_MN_35.093	Thames (Mapledurham to Sonning) 2011	472230	174179	36.59	36.86	37.15	37.33	37.57
06100_MN_35.089	Thames (Mapledurham to Sonning) 2011	472375	174276	36.58	36.86	37.17	37.36	37.61
06100_MN_35.081	Thames (Mapledurham to Sonning) 2011	472578	174194	36.50	36.76	37.02	37.17	37.38
06100_MN_35.078	Thames (Mapledurham to Sonning) 2011	472670	174122	36.44	36.68	36.92	37.06	37.23
06100_MN_35.077	Thames (Mapledurham to Sonning) 2011	472690	174106	36.44	36.68	36.92	37.06	37.23
06100_MN_35.073	Thames (Mapledurham to Sonning) 2011	472876	174013	36.36	36.58	36.81	36.94	37.09
06100_MN_35.071A	Thames (Mapledurham to Sonning) 2011	472951	173983	36.33	36.52	36.73	36.85	37.00
06100_MN_35.067	Thames (Mapledurham to Sonning) 2011	473057	173934	36.31	36.51	36.71	36.84	37.00

Node label	Model	Easting	Northing	Flood Flows (m3/s)				
				20% AEP	5% AEP	1% AEP	1% AEP (+20% on river flows)	0.1% AEP
06100_MN_36.009L3	Thames (Mapledurham to Sonning) 2011	472029	174022	2.00	2.00	4.05	7.63	15.00
06100_MN_35.093	Thames (Mapledurham to Sonning) 2011	472230	174179	208.04	242.64	269.57	278.19	294.47
06100_MN_35.089	Thames (Mapledurham to Sonning) 2011	472375	174276	219.81	255.44	287.00	301.74	324.74
06100_MN_35.081	Thames (Mapledurham to Sonning) 2011	472578	174194	220.63	273.20	335.95	378.04	438.02
06100_MN_35.078	Thames (Mapledurham to Sonning) 2011	472670	174122	216.92	266.98	327.11	369.89	433.93
06100_MN_35.077	Thames (Mapledurham to Sonning) 2011	472690	174106	216.92	266.98	327.11	369.89	433.93
06100_MN_35.073	Thames (Mapledurham to Sonning) 2011	472876	174013	217.79	267.91	322.32	357.83	414.98
06100_MN_35.071A	Thames (Mapledurham to Sonning) 2011	472951	173983	223.05	281.42	346.66	382.74	435.36
06100_MN_35.067	Thames (Mapledurham to Sonning) 2011	473057	173934	223.05	281.42	346.74	380.64	430.58

Note:

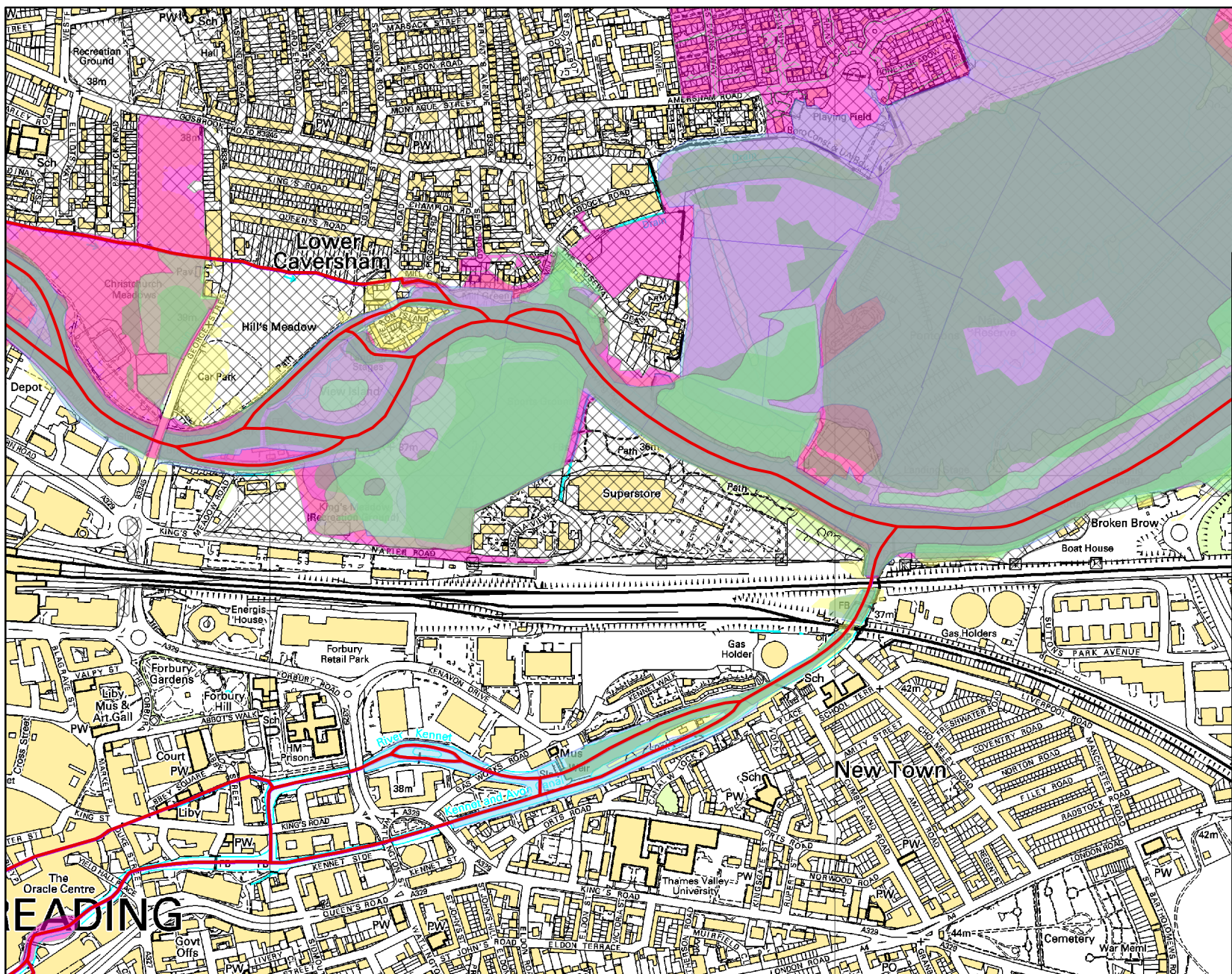
Due to recent changes in guidance on the allowances for climate change, the 20% increase in river flows should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an Intermediate level assessment.

For further advice on the new allowances please visit

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Historic Flood Map centred on: Tesco, Napier Road, Reading

Created on 16/10/2017 REF: THM_62131



Kilometres
0 0.09 0.18

Legend

— Main River

Flood Event Outlines

year

- 1947
- 1974
- 1977
- 2000
- 2002
- 2007
- 2014

Historic flood data

THM_62131

Our records show that the area of your site has been affected by flooding.
Information on the floods that have affected your site is provided in the table below:

Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0619470300429	06MarchSpring1947	01/01/1947	12/12/1947	main river	channel capacity exceeded (no raised defences)
EA0619741100133	06NovemberAutumn1974	01/01/1974	12/12/1974	main river	channel capacity exceeded (no raised defences)
EA0619770800427	06AugustSummer1977	01/01/1977	12/12/1977	main river	channel capacity exceeded (no raised defences)
EA0620001200998	06DecemberWinter2000	01/01/2000	12/12/2000	main river	channel capacity exceeded (no raised defences)
EA0620030101899	06JanuaryNewYear2003	23/12/2002	12/01/2003	main river	channel capacity exceeded (no raised defences)
ea061231501	Shiplake CP_Fluvial Water	19/07/2007	29/07/2007	main river	channel capacity exceeded (no raised defences)
EA061002014009	Winter 2013/2014	23/11/2013	28/02/2014	main river	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

NORWICH
Pinnacle House
3 Meridian Way
Norwich
NR7 0TA

01603 327 170

norwich@ukpinnacle.com

WELWYN GARDEN CITY
Alchemy
Bessemer Road
Welwyn Garden City
AL7 1HE

01707 527 630

welwyn@ukpinnacle.com

LONDON
Woolverstone House
61 Berners Street
London
W1T 3NJ

0207 043 3410

london@ukpinnacle.com

DUBLIN
Grosvenor Court
67 Patrick Street
Dun Laoghaire
County Dublin

+353 1231 1041

dublin@iepinnacle.com

THE HAGUE
Business Suite 5.01 D-1
Business Center, WTC
Prinses Margrietplantsoen 33
2595 AM, The Hague
Netherlands

+31 70 240 0412

netherlands@nlpinnacle.com