

Flood Risk Assessment (FRA)

This template¹ can be used to prepare an FRA for household development within flood zones 2 and 3.

This template should **not** be used for new dwellings or ancillary accommodation such as granny annexes.

Site address	18 MARSACK STREET CAVERSHAM READING BERKSHIRE RG4 5AP
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Mitigation measure options You should indicate which option you are using by ticking the second column. You also need to submit the required supporting evidence		Option to be used (✓)
Option A - Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate as follows. - Flood boards or similar to prevent flood water entering the building - Raise electrical sockets at least 400mm above ground floor level - Raise electrical appliances above ground floor level - Flood resilient materials used - Other - summarise below		
See 'improving the flood performance of new buildings' CLG (2007) for more information DAM PROOF MEMBRANE & SOAK AWAY DRAINAGE TO BE USED INCLUDING MAINS		
Option B - Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	Supporting evidence required (submitted with your application) This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ²	☐
Option C - The proposed development only comprises of one or more of the following: - Loft conversion - New boundary wall or fencing - New hard standing		
Name of person completing this assessment form Name: BENNY DEVADASAN		

Advice about flooding can be obtained from the gov.uk website.

Flood map for planning

Your reference
18 RG45AP

Location
472273/174784

Created
16 Mar 2018 9:08

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.

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

Flood map for planning

Your reference
18 RG45AP

Location
472273/174784

Scale
1:3125

Created
16 Mar 2018 9:08



Development location

Flood zone 3



Flood zone 3: areas
benefitting from flood
defences

Flood zone 2



Flood zone 1



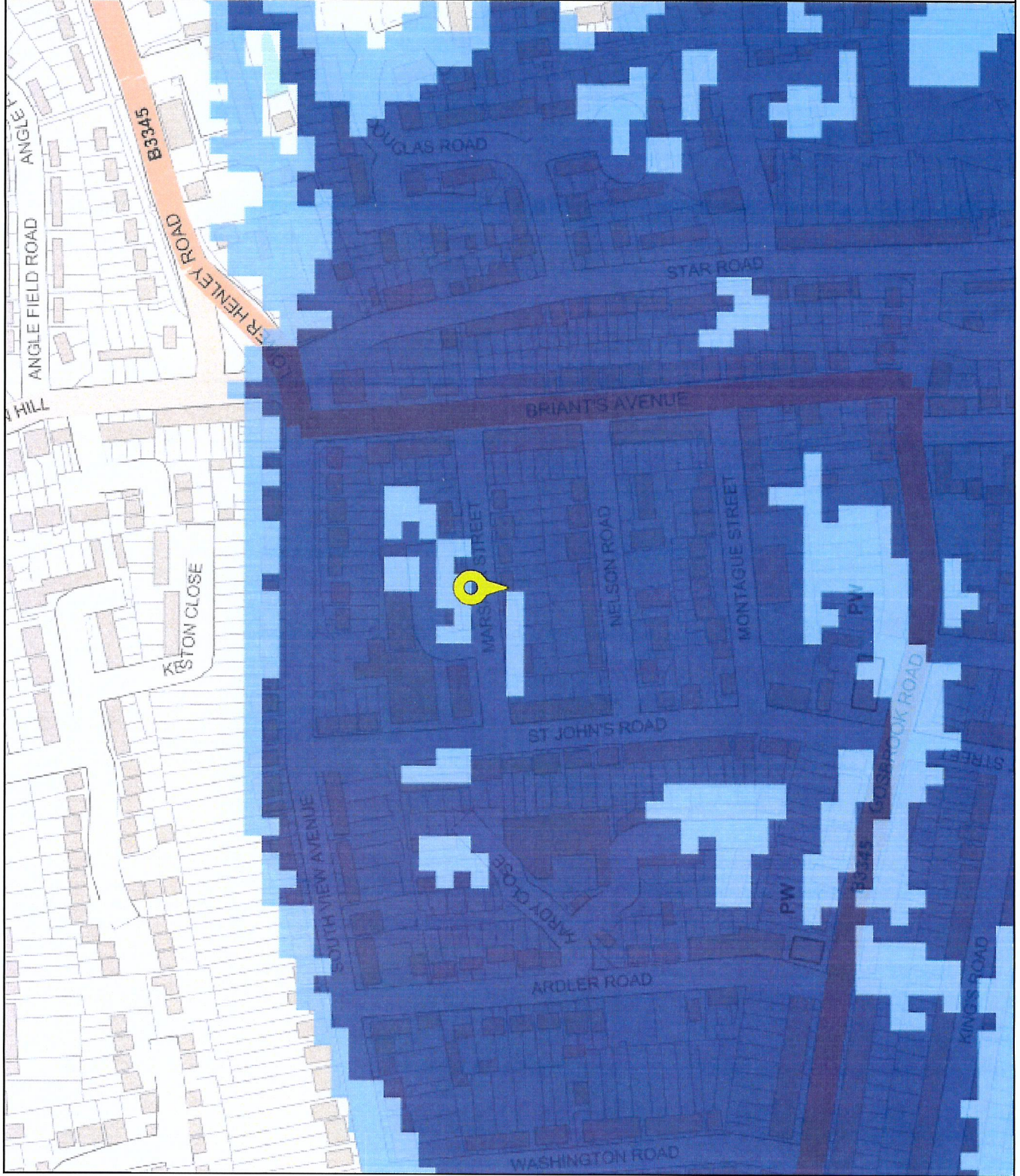
Flood defence



Main river

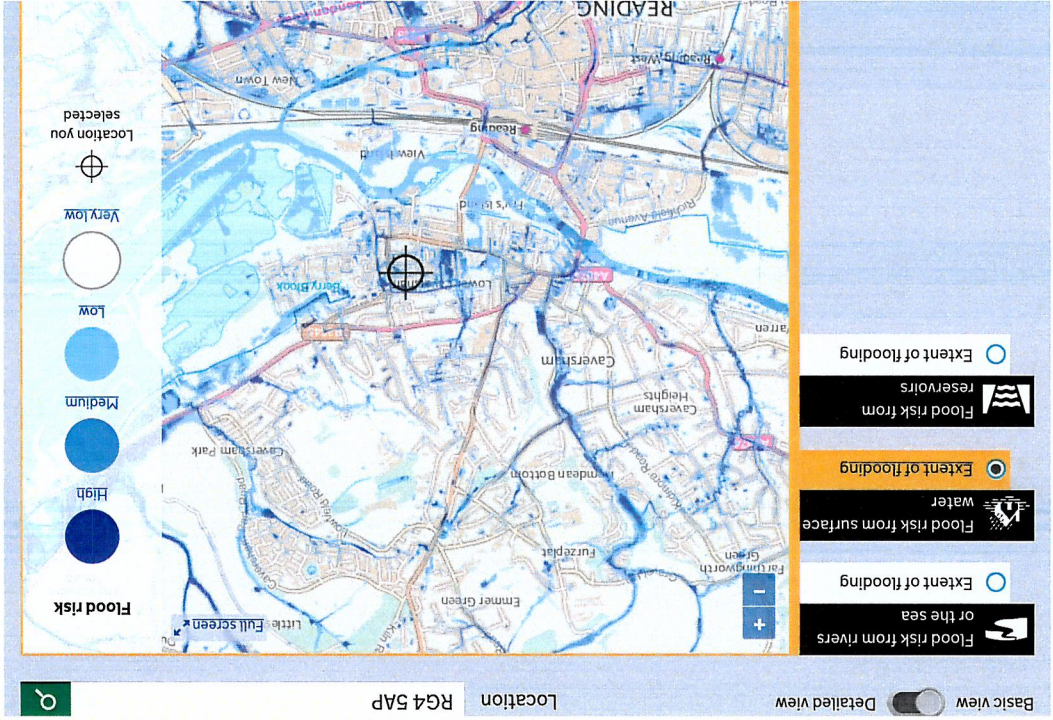


Flood storage area



Flood risk from surface water 18, RG4 5AP

Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.



Domestic Extension Zone 3 –Statement

- 1 The site is within Flood Zone 3 – Grid Ref – SU 7227374783 (from ordnance survey map)
- 2 The Flood level is 39.2m Above Ordnance Datum (AOD)
- 3 Existing floor levels are 41m AOD
- 4 Extension levels will be the same as the existing house – 41m AOD because it is not practical to raise the extension 0.5m.
- 5 Surface water will be discharged to the existing mains drainage arrangement as for the house.