

COVER LETTER

Date: 16 February 2026

Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading, RG1 2LU

Dear Sir / Madam,

RE: Flood Risk Assessment Submission – Installation of Lighting Columns at The River Academy,
7 Richfield Avenue, Reading RG1 8EQ

Please find enclosed the Flood Risk Assessment (FRA) prepared in support of the above planning application. The site is located within Flood Zone 2 and the proposed development comprises less vulnerable lighting infrastructure.

The FRA has been prepared in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (Flood Risk and Coastal Change), and Reading Borough Council Strategic Flood Risk Assessment guidance.

The assessment confirms that the proposed development is appropriate within Flood Zone 2, incorporates climate change allowances for the Thames Basin (+35%), and will not increase flood risk on or off site.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Direct Sports Lighting
Unit 2 Ure Bank Maltings, Ripon, HG4 1AE

FLOOD RISK ASSESSMENT (FRA)

Project: Installation of Lighting Columns and LED Lighting
Site: The River Academy, 7 Richfield Avenue, Reading RG1 8EQ
Issue Date: 16 February 2026

Prepared by Direct Sports Lighting
Unit 2 Ure Bank Maltings, Ripon, HG4 1AE

Document Revision Control

Revision	Date	Description	Author
Rev A	16 February 2026	Planning Submission Issue	Direct Sports Lighting

1. Introduction

This Flood Risk Assessment supports a planning application for installation of lighting columns at The River Academy. The site lies within Flood Zone 2 and the development is classified as Less Vulnerable infrastructure.

2. Site Description

The proposal comprises installation of lighting columns with shallow foundations and underground cabling. No change of land use or habitable floorspace is proposed.

3. Flood Risk Policy Compliance

The development accords with the National Planning Policy Framework and Reading Borough Council Strategic Flood Risk Assessment guidance. Less Vulnerable development is appropriate within Flood Zone 2.

4. Flood Sources Assessment

The primary flood risk is fluvial flooding from the River Thames. Surface water risk is considered low subject to confirmation. Sewer and groundwater risks are manageable.

5. SFRA-Derived Flood Level Statement

Design flood levels are derived from the Reading Borough Council Level 2 SFRA for the Thames reach. Events considered include 1% AEP, 1% + 35% climate change (Upper Central – Thames Basin), and 0.1% AEP. A 300mm freeboard is recommended for resilience.

6. Flood Mitigation Measures

Lighting infrastructure will be installed to avoid obstruction of flood flow paths. IP68-rated fittings and sealed ducting will provide flood resilience. The development will not increase flood risk elsewhere.

7. Construction Phase Flood Management Plan

The contractor will register for EA flood warnings and cease works during flood alerts. Materials will be stored above predicted flood levels where practicable.

8. Residual Risk and Emergency Planning

No vulnerable occupants are introduced. Residual risk is limited to equipment damage during extreme events.

9. Conclusion

The development is appropriate within Flood Zone 2 and compliant with national and local flood risk policy.

Construction Phase Flood Management Plan

This Construction Phase Flood Management Plan (CPFMP) outlines the procedures to be implemented during the installation of lighting columns and associated electrical infrastructure at The River Academy, 7 Richfield Avenue, Reading RG1 8EQ.

1. Flood Risk During Construction

The site is located within Flood Zone 2 and therefore may be subject to medium probability fluvial flooding. Construction activities will be temporary and limited in duration. No deep excavations or significant ground level alterations are proposed.

2. Monitoring and Flood Warnings

The Principal Contractor will register for the Environment Agency Flood Warning Service covering the River Thames at Reading. Weather forecasts and river level updates will be monitored daily during works.

In the event of a Flood Alert or Flood Warning, works within low-lying areas will cease and plant, materials, and electrical components will be relocated to higher ground where practicable.

3. Site Setup and Storage

Materials and electrical equipment will be stored above predicted design flood levels where reasonably practicable. Hazardous materials will not be stored within areas identified as being at potential risk of flooding.

4. Temporary Works and Excavations

Excavations for lighting column foundations will be shallow and of limited extent. Excavations will not obstruct existing overland flow routes. Any open excavations will be backfilled promptly following installation to minimise exposure.

5. Emergency Procedures

Should a flood warning escalate to a Flood Warning or Severe Flood Warning, all personnel will be instructed to leave the site safely. A roll call will be undertaken at the designated assembly point. Access routes will be kept clear at all times.

6. Post-Flood Inspection

In the unlikely event of site inundation during construction, all installed electrical components will be inspected by a qualified electrician prior to commissioning. Any damaged materials will be replaced prior to energisation.

This Construction Phase Flood Management Plan will form part of the Construction Method Statement and will be implemented for the duration of works.