

Condition 7

Warren Creek, The Warren, Caversham, Reading

Maintenance of Flood Voids v0.2

Planning Reference... PL/24/1614

Document Reference... Condition 7 – Maintenance of Flood Voids

Date: 15 December 2025

Structured schedule that ensures an under-house void remains clear and functional as a floodplain. It focuses on **hydraulic performance, debris clearance, and resilience during flood events**.

Floodplain Under-House Void Maintenance Schedule

◆ Autumn Checks

- **Debris clearance:** Remove litter, leaves, silt, that could obstruct water flow.
 - **Vent openings:** Ensure grilles are unobstructed and free of blockages.
 - **Vegetation control:** Cut back plants or roots encroaching into the void space.
 - **Visual inspection:** Walk around the void to check for visible signs of damage. Remediate any findings
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◆ Spring Checks

- **Debris clearance:** Remove litter, leaves, silt, that could obstruct water flow.
- **Vent openings:** Ensure grilles are unobstructed and free of blockages, removing any obstructions.
- **Vegetation control:** Cut back plants or roots encroaching into the void space
- **Drainage pathways:** Clear any blockages and confirm water can freely enter and exit without pooling.
- **Sediment removal:** Clear accumulated silt or mud deposited by minor flood events.
- **Protective coatings:** Inspect and reapply anti-corrosion or timber treatments if needed.

◆ During flooding

- **Hydraulic test:** During heavy rain, observe water movement through the void to ensure flow is unobstructed. Remove obstructions if it is safe to do so. Schedule removal if conditions are too adverse

📋 Significant Events

- **Change of ownership:** Ensure a hard copy of the schedule is prominently left in the house.