

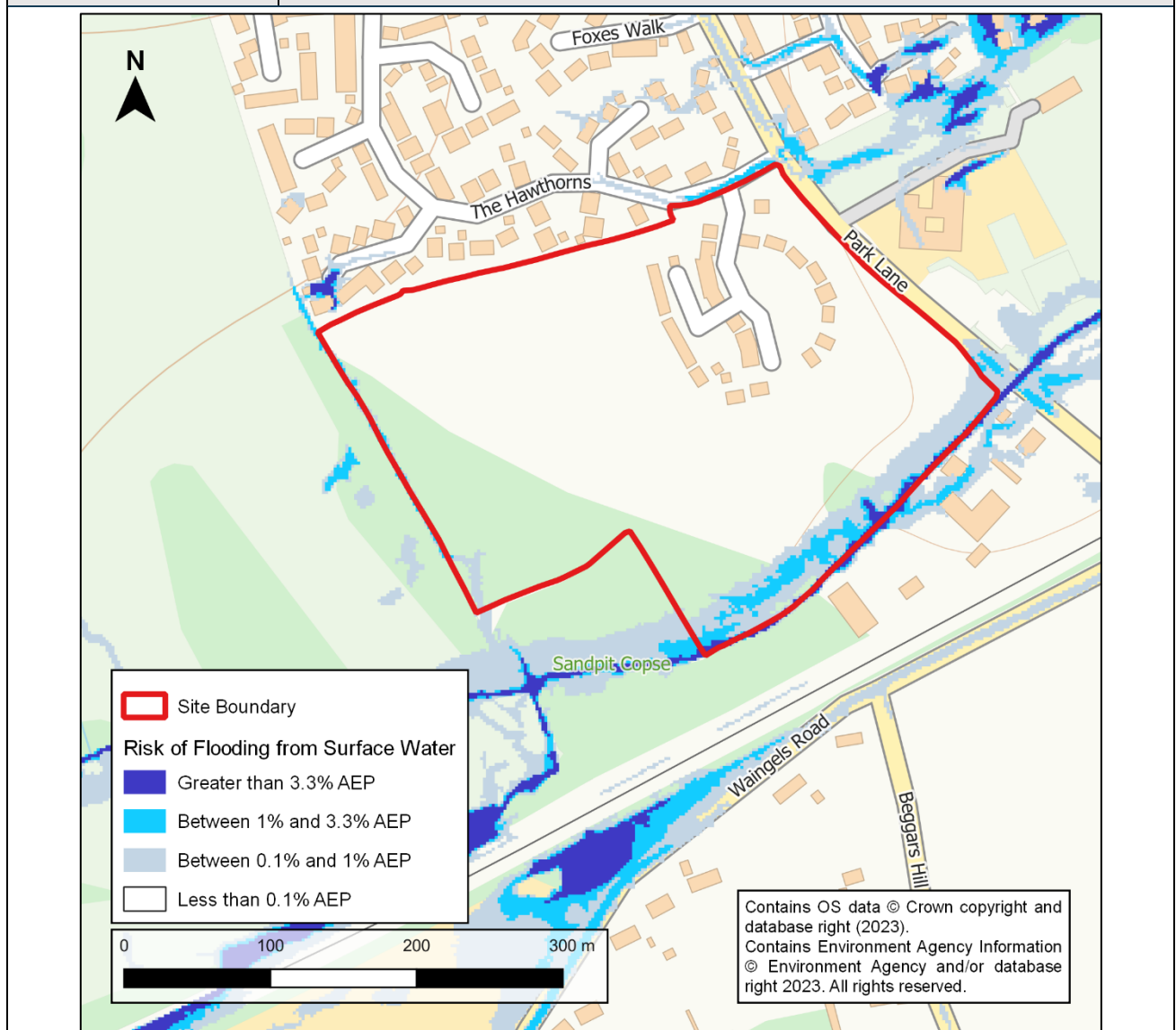
## **Appendix C: Summary of flood risk at the 'amber' sites**

This section provides a more detailed overview of the flood risk at the identified 'amber' sites and a figure of each site showing the RoFSW extents at and surrounding the site. These mostly pose a risk from surface water flooding. However, these sites were still assessed using mapping of flooding from all sources and any other flood risk issues to consider at the site are also included.

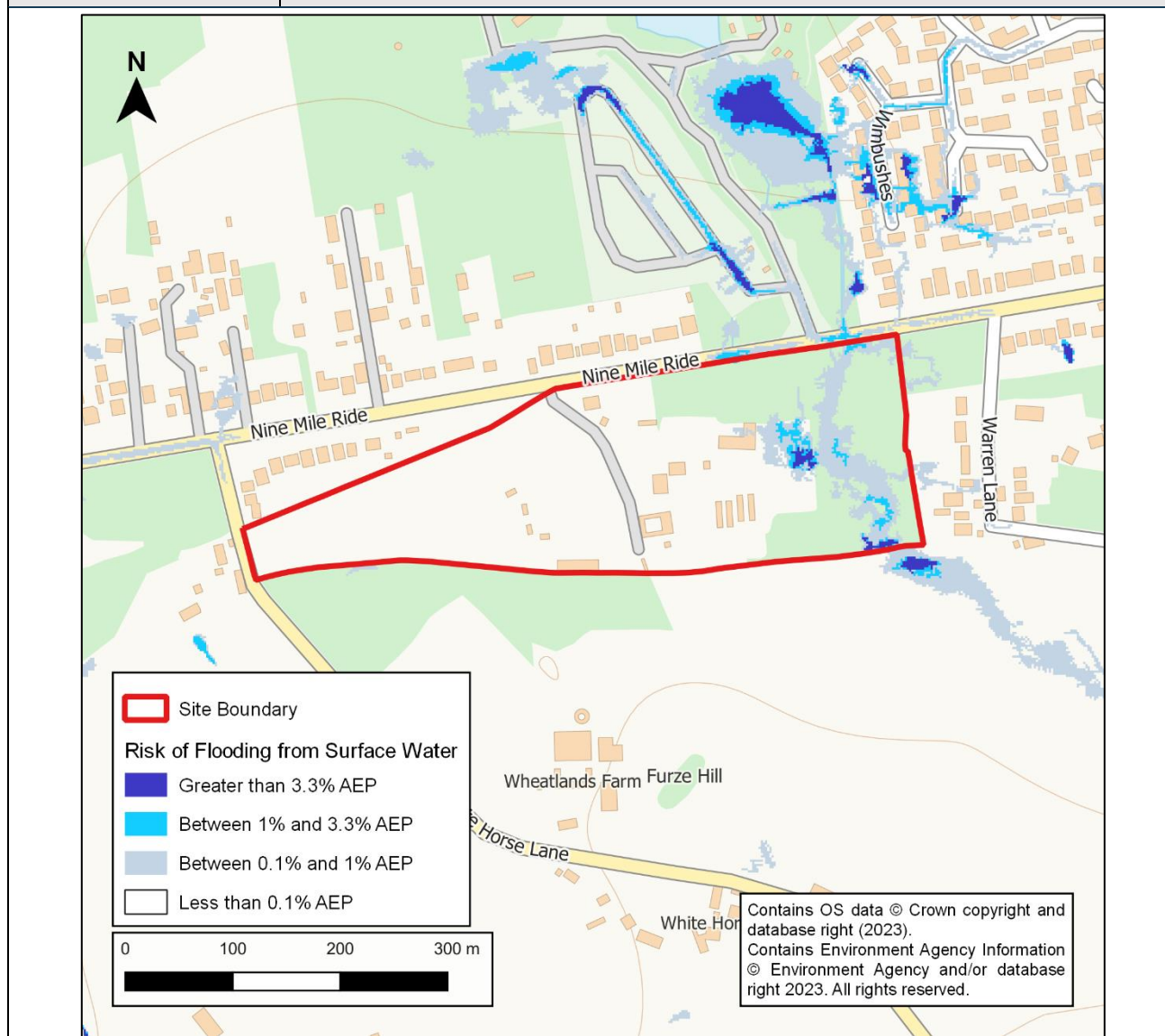
As the surface water risk to these sites is not significant, the exception test does not apply to these sites. However, the developer should still undertake a site-specific FRA at the planning stage and take particular consideration of the surface water flow routes/ areas at risk and how these will impact the site itself as well as access and egress.

<b>Site Code</b>	<b>5AR024</b>
<b>Location</b>	Land to the south of Bridge Farm Business Park, Arborfield
<b>Description of surface water risk</b>	Proposed access appears to be from Reading Road to the north, via the existing access to the employment area. Reading Road which is affected by a surface water flow path in all modelled events.
<b>Additional considerations</b>	The AStGWF map shows a >50% susceptibility to groundwater flooding across the site, with the JBA groundwater map showing groundwater levels are within 0.5m of the surface across the north of the site and to the west of the site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.

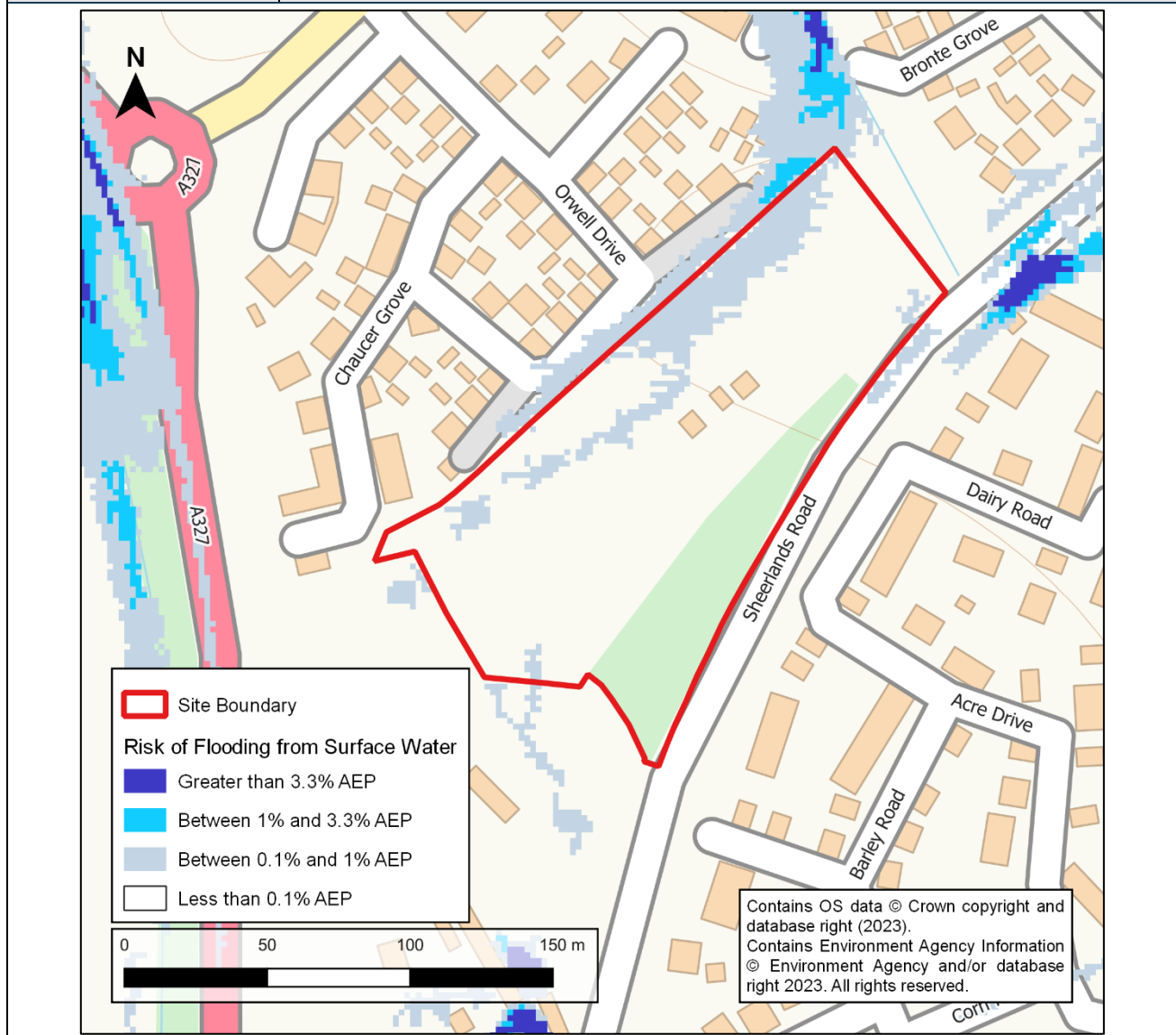
<b>Site Code</b>	<b>5CV002</b>
<b>Location</b>	Land west of Park Lane, Charvil
<b>Description of surface water risk</b>	There is a surface water flow path which flows in an easterly direction along the southern boundary of the site following the path of a drainage channel which then appears to be culverted under Park Lane to the east of the site. This may affect access from the south and development along the southern boundary.
<b>Additional considerations</b>	The AStGWF map shows a >50% susceptibility to groundwater flooding across the site, with the JBA groundwater map showing groundwater levels are within 0.5m of the surface across the centre and east of the site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.



<b>Site Code</b>	<b>5FI004</b>
<b>Location</b>	Greenacres Farm, Nine Mile Ride, Finchampstead
<b>Description of surface water risk</b>	There are areas of ponding in the east of the site in the 3.3% and 1% AEP events which develop into a flow path which bisects the site in the 0.1% AEP event.
<b>Additional considerations</b>	None

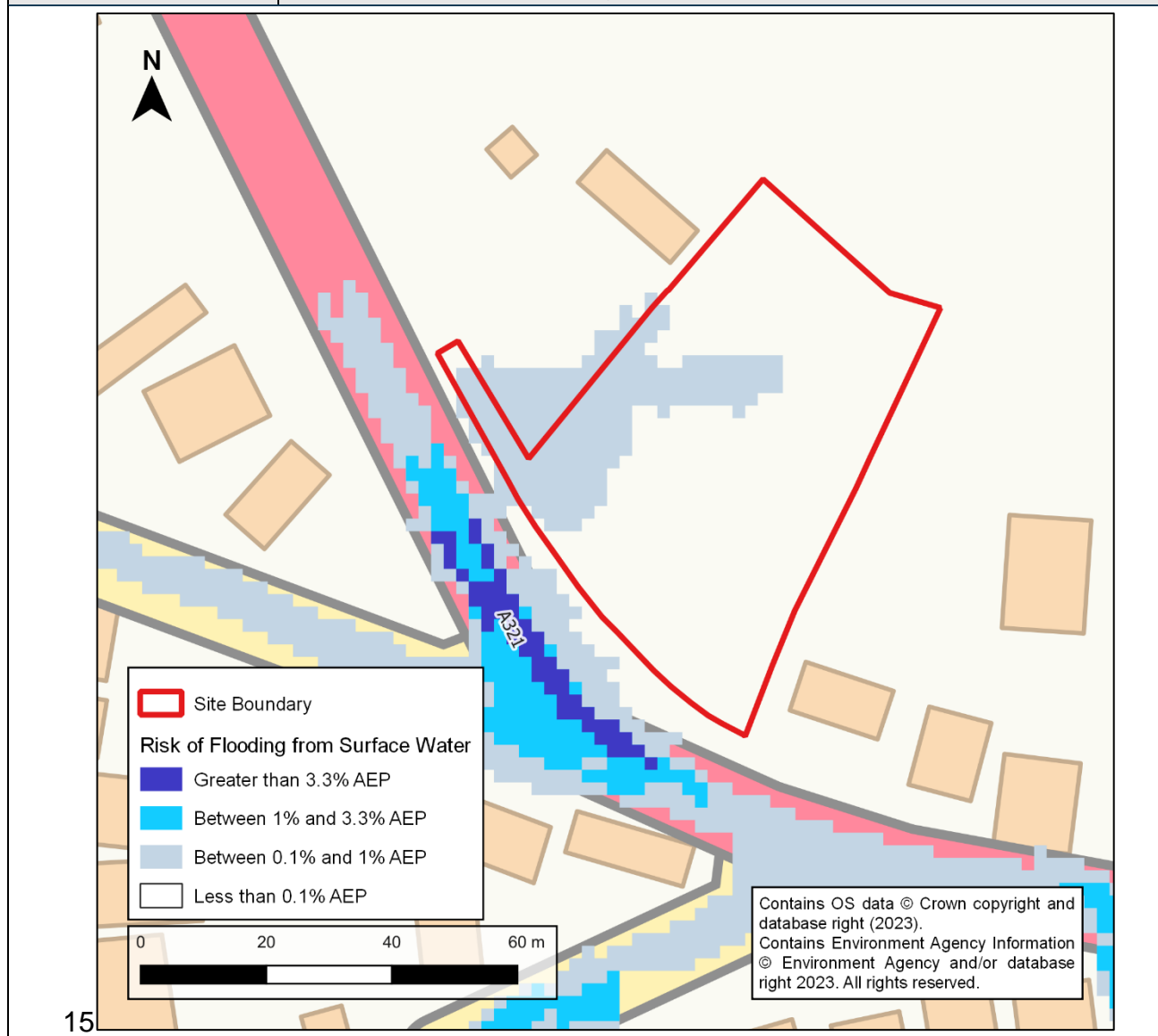


<b>Site Code</b>	<b>5FI028</b>
<b>Location</b>	Westwood Cottage, Sheerlands Road, Finchampstead
<b>Description of surface water risk</b>	There is a flow path which develops across the northern boundary in the 0.1% AEP event. Vehicular access is proposed from the south of the site from Sheerlands Road.
<b>Additional considerations</b>	None

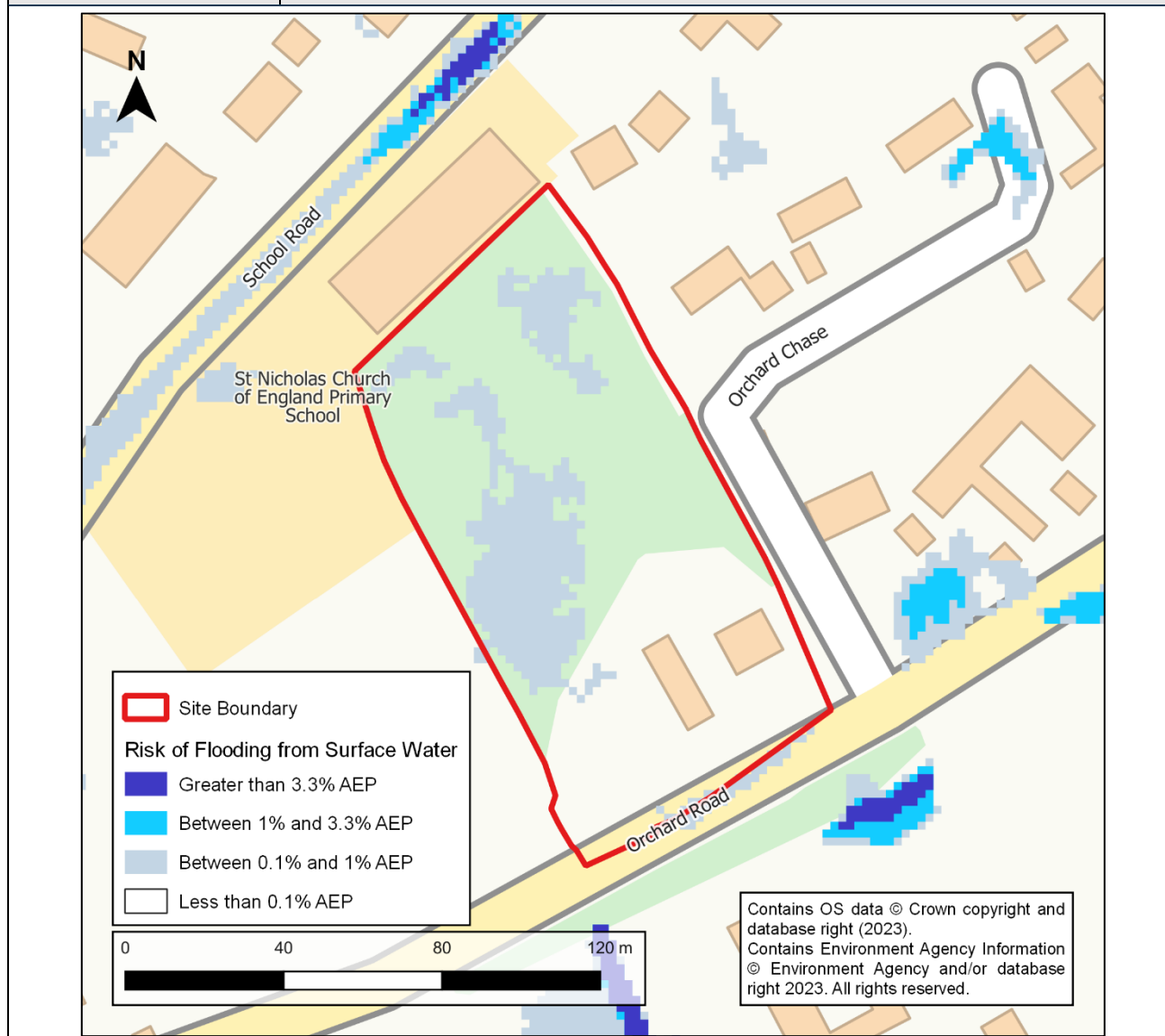




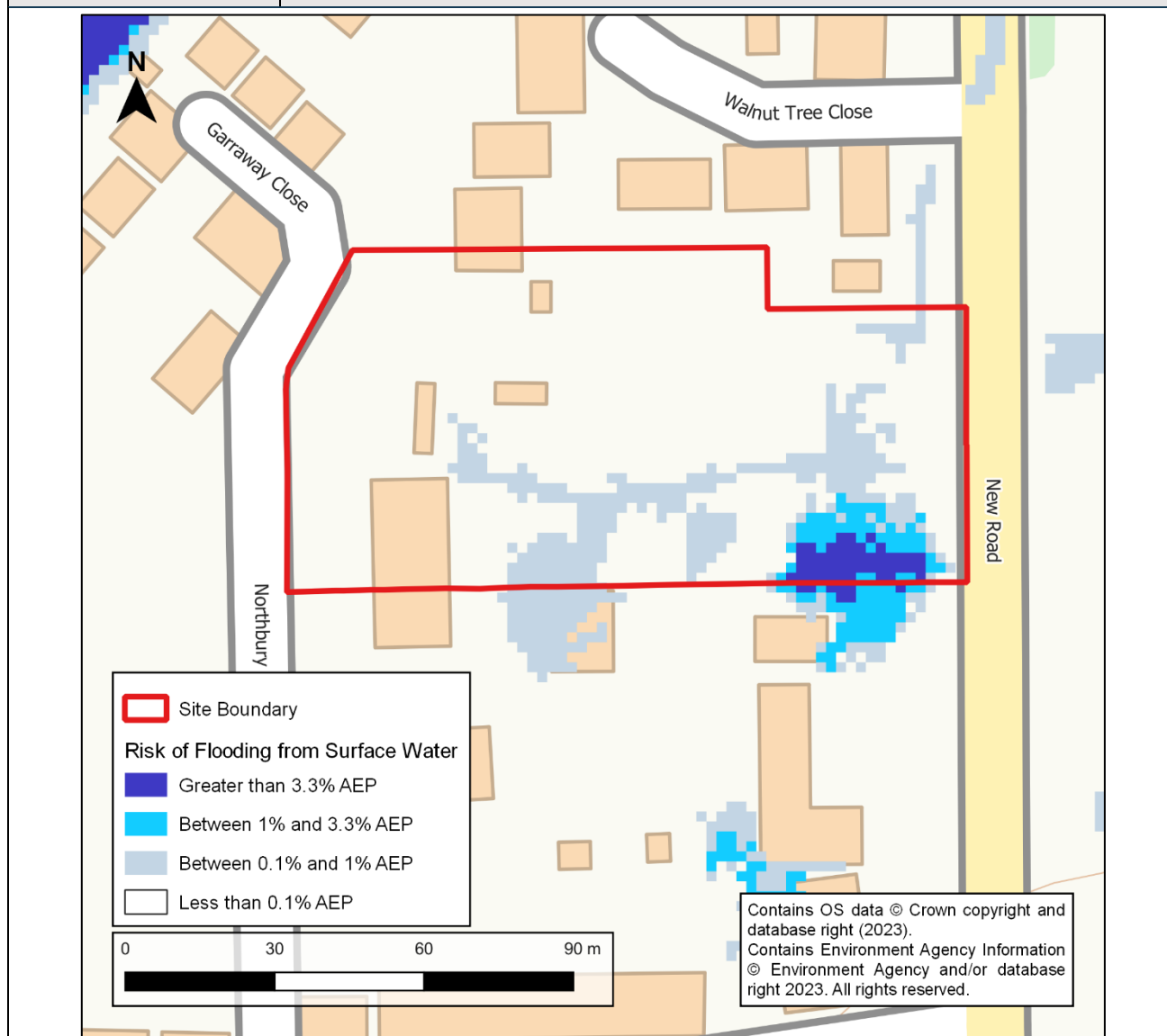
<b>Site Code</b>	<b>5HU002</b>
<b>Location</b>	Land adjacent to Whistley Green Cottage, Whistley Green
<b>Description of surface water risk</b>	Risk on the site is limited to the 0.1% AEP event on the west of the site but there is a flow path along the road to the southwest of the site during all modelled events which may impede access.
<b>Additional considerations</b>	The AStGWF map shows a >75% susceptibility to groundwater flooding across the site, with the JBA groundwater map showing groundwater levels are within 0.025m of the surface across the entire site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.



<b>Site Code</b>	<b>5HU052</b>
<b>Location</b>	Land at the rear of Vine cottage, Hurst
<b>Description of surface water risk</b>	Surface water pooling in the west and north of the site during the 0.1% AEP event. Depths across the site mostly remain below 0.3m with a few small areas with depths of between 0.3 and 0.6m.
<b>Additional considerations</b>	The AStGWF map shows a >75% susceptibility to groundwater flooding across the site, with the JBA groundwater map showing groundwater levels are within 0.025m of the surface across the entire site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.

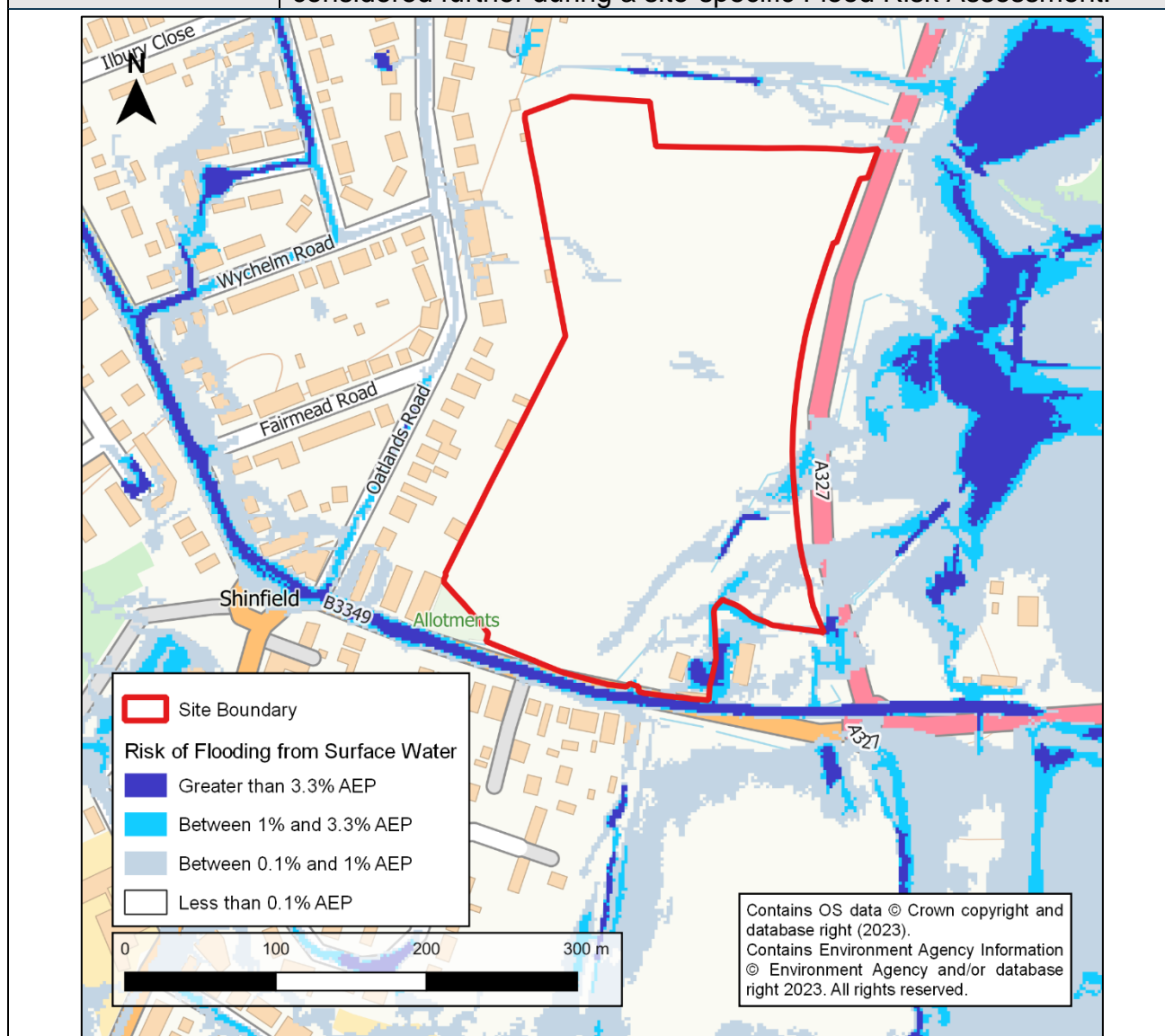


<b>Site Code</b>	<b>5RU008</b>
<b>Location</b>	Land between 39-52 New Road, Ruscombe
<b>Description of surface water risk</b>	Considerable area of surface water ponding in the southeast corner of the site in all modelled events, and further risk across the south and east of the site during the 0.1% AEP event.
<b>Additional considerations</b>	None

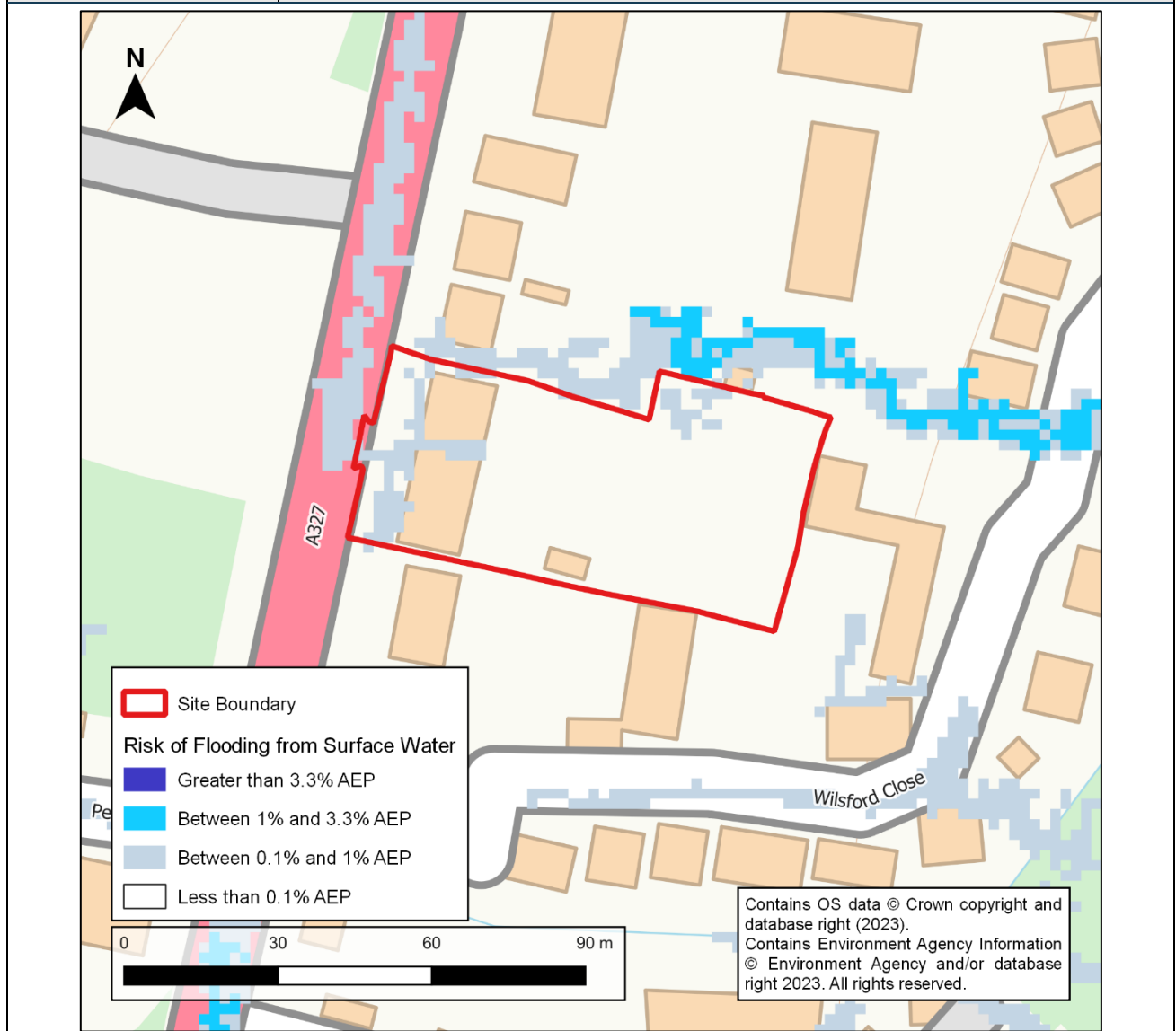




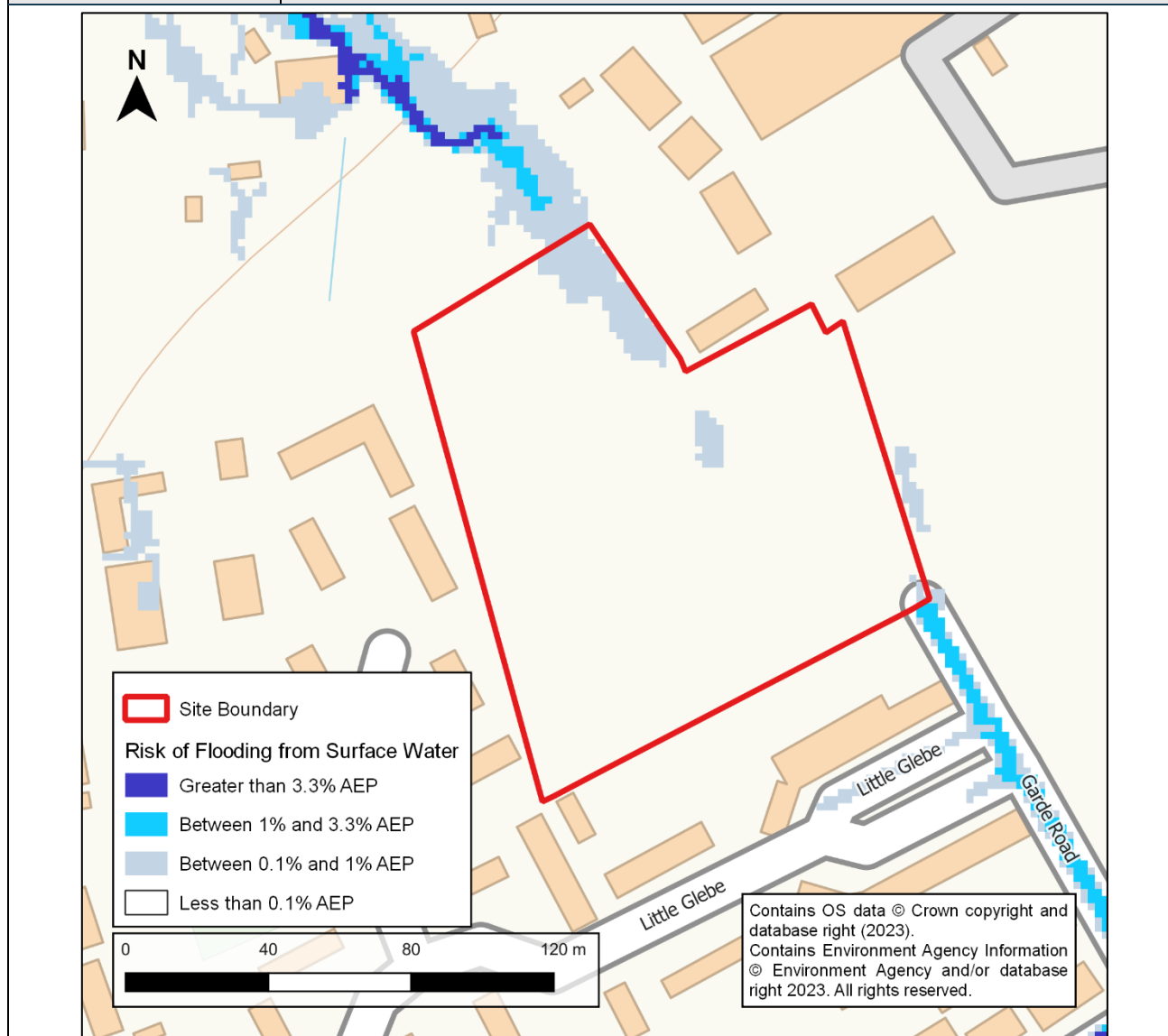
<b>Site Code</b>	<b>5SH025</b>
<b>Location</b>	Land north of Arborfield Road, Shinfield
<b>Description of surface water risk</b>	Limited risk on the site itself but considerable flow path along the road to the south and significant issues to the east of the site which may impede access.
<b>Additional considerations</b>	The AStGWF map shows a >75% susceptibility to groundwater flooding across the south end of the site, with the JBA groundwater map showing groundwater levels are within 0.5m of the surface across the south end of the site. There is also a risk of reservoir flooding along the eastern boundary of the site from Bearwood Lane, Bramshill House Pond, Tundry Pond, and Wellington Country Park Lake during the 'Wet Day' scenario. Potential groundwater issues at the site and the risk of reservoir flooding should be considered further during a site-specific Flood Risk Assessment.



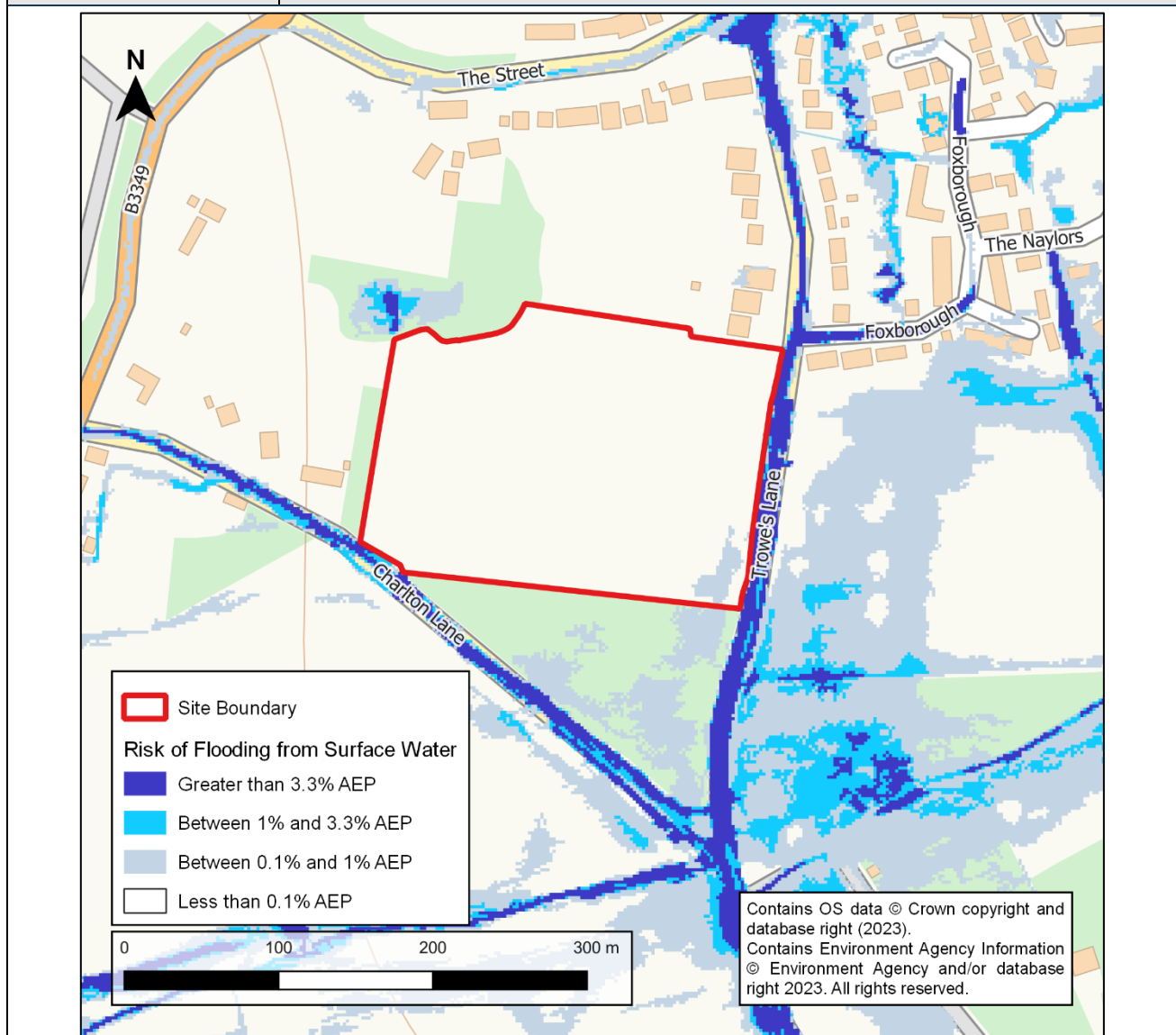
<b>Site Code</b>	<b>5SH031</b>
<b>Location</b>	Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road, Shinfield
<b>Description of surface water risk</b>	Flow path in the west of the site during the 0.1% AEP event which may impede access with a further flow path along the northern site boundary during the 1% and 0.1% AEP events.
<b>Additional considerations</b>	None



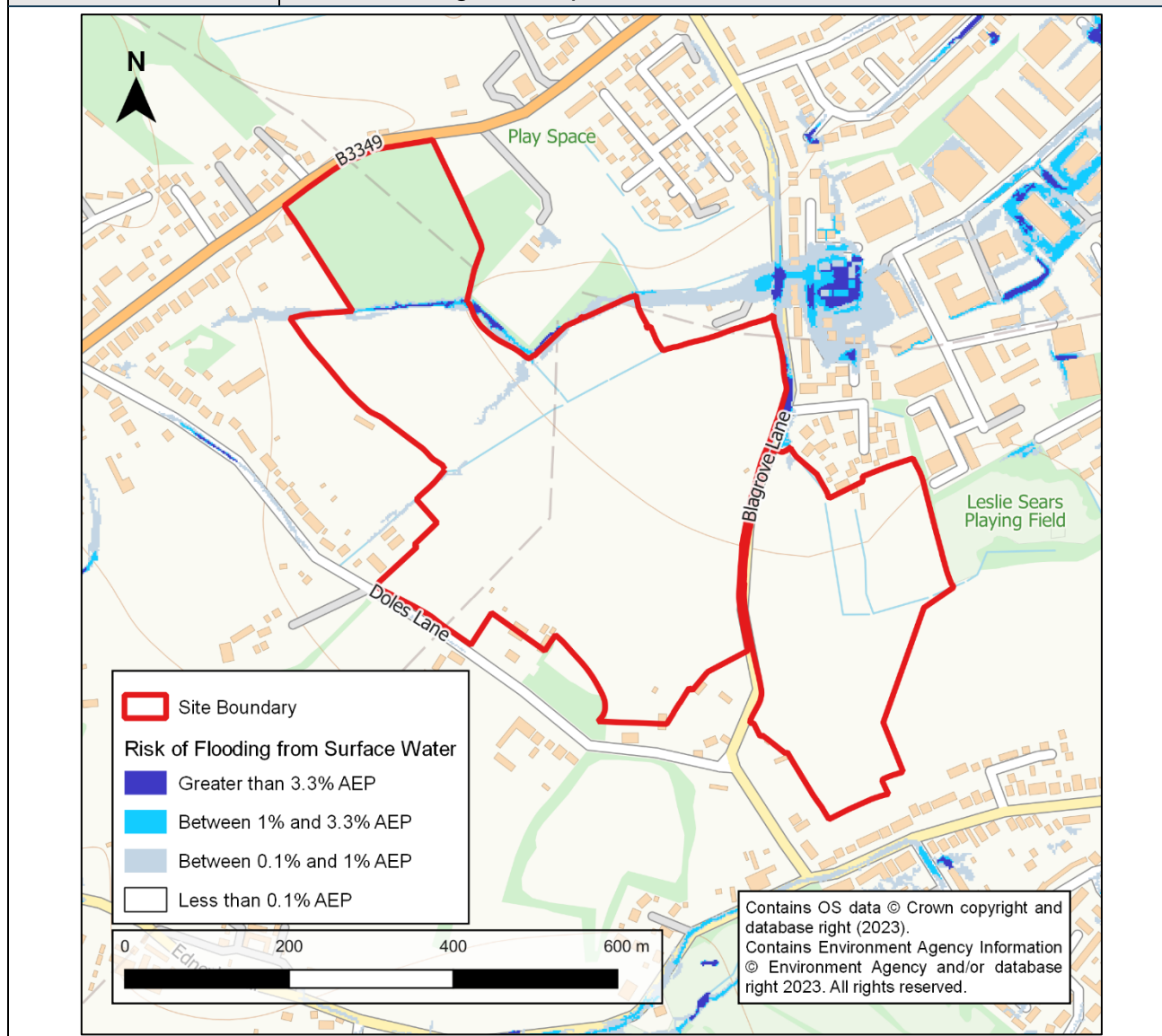
<b>Site Code</b>	<b>5SO001</b>
<b>Location</b>	Land at Sonning Farm, Sonning
<b>Description of surface water risk</b>	Surface water flow path forming on the site during the 0.1% AEP event which then flows north away from the site. Also, there is a flow path along Garde Road to the south during the 1% and 0.1% AEP events which may affect access to the site.
<b>Additional considerations</b>	None



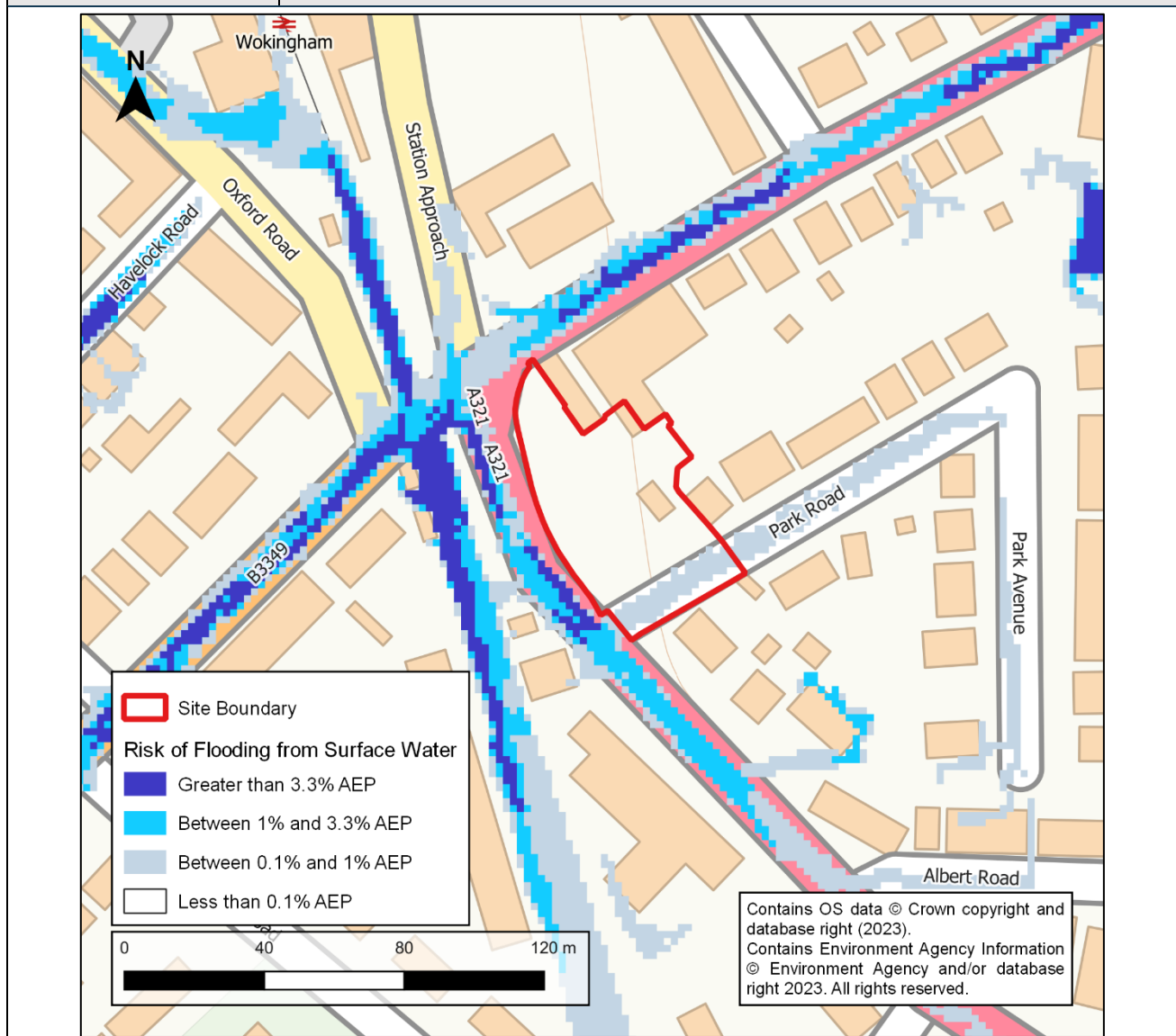
<b>Site Code</b>	<b>5SW019</b>
<b>Location</b>	Land to the north of Charlton Lane and east of Trowes Lane, Swallowfield
<b>Description of surface water risk</b>	Limited risk on the site but significant flow paths on the surrounding access roads and to the east and west of the site during all modelled events.
<b>Additional considerations</b>	The AStGWF map shows a >50% susceptibility to groundwater flooding across the site, with the JBA groundwater map showing groundwater levels are within 0.5m of the surface across the centre and east of the site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.



<b>Site Code</b>	<b>5WK028 and combined sites</b>
<b>Location</b>	Land at Blagrove Lane, Wokingham
<b>Description of surface water risk</b>	Flow path which bisects the site in the north during all modelled events.
<b>Additional considerations</b>	Online mapping shows several small drainage ditches/ watercourses within the site. The potential flood risk to the site from these drainage ditches/watercourses should be assessed further during a site-specific Flood Risk Assessment.

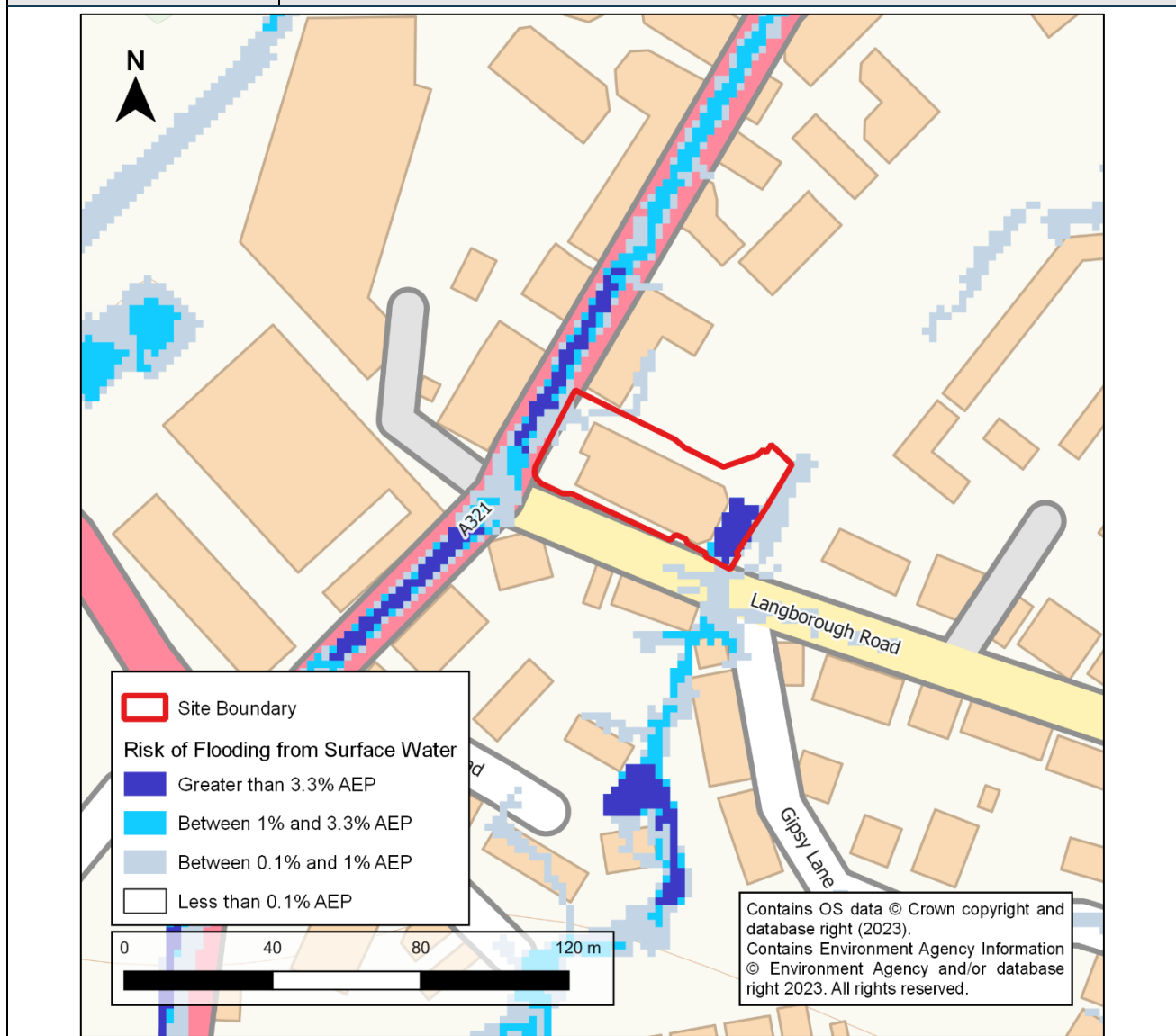


<b>Site Code</b>	<b>5WK046</b>
<b>Location</b>	Land at Wellington Road, Wokingham
<b>Description of surface water risk</b>	Considerable flow paths along the roads to the north and west of the site during all modelled events which will impede access to the site.
<b>Additional considerations</b>	The AStGWF map shows a >25% and <50% susceptibility to groundwater flooding across the site, however the JBA groundwater map shows groundwater levels are within 0.5m of the surface across the entire site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.





<b>Site Code</b>	<b>5WK047</b>
<b>Location</b>	Wokingham Library, Denmark Street, Wokingham
<b>Description of surface water risk</b>	Considerable flow paths along the southeast and northwest site boundaries during all modelled events which may impede access to the site.
<b>Additional considerations</b>	The AStGWF map shows low susceptibility to groundwater flooding due to the impermeable underlying geology, however the JBA groundwater map shows groundwater levels are within 0.5m of the surface across the entire site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.



<b>Site Code</b>	<b>5WK053</b>
<b>Location</b>	Lee Spring site, Latimer Road, Wokingham
<b>Description of surface water risk</b>	No issues on the site itself but considerable flow paths along the roads to the northeast and northwest during all modelled events which will impede access.
<b>Additional considerations</b>	The AStGWF map shows a >25% and <50% susceptibility to groundwater flooding across the site, however the JBA groundwater map shows groundwater levels are within 0.5m of the surface across the entire site. Potential groundwater issues at the site should be considered further during a site-specific Flood Risk Assessment.

