

## **Flooded properties**

### ***Internally Flooded (TOTAL 37)***

- 1 Rowing Club (Jan/Feb14)
- 1 Canoe Club (Jan 14)
- 1 property in Bridge Street- Jan 14
- 1 property in Queens Road- Jan 14
- 1 property in Scours Lane - Jan 14
- 1 Property at Christchurch Meadows -Jan/Feb 14
- 1 Property in Mill Green -Jan/Feb 14
- 3 properties in Circuit Lane - Feb14
- 1 property in Sylvan Walk - Feb14
- 4 Properties in Island Road - Feb14
- 1 Property near Duke Street Bridge- Feb14
- 1 Property in Cowper Way - Feb14
- 1 Property in Buckside - Feb14
- 3 Properties in Reading Gate Retail Park - Feb 14
- 3 Properties in Bennet Road - Feb14
- 2 Properties in Scours Lane - Jan 14
- 7 Properties in Smallmead Road - Feb 14
- 1 Primary School - Jan14
- 1 Leisure Centre (Feb 14)
- 2 Properties at Southcote Mill - Feb 14

### ***Surrounded by water and underneath (TOTAL 45)***

- Properties in Scours Lane (Jan 14)
- Properties at Riverside Court Flats (Jan 14)
- Properties at Southcote Mill (Jan/Feb 14)
- Properties at Smallmead Road (Feb 14)
- Properties at Reading Gate Retail Park (Feb 14)

### ***Water in gardens/sheds/garages (TOTAL 100+)***

- Properties in Queens Road - water in back gardens of properties
- Properties in Mill Green
- Properties in Send Road
- Properties in Circuit Lane
- Properties in Hatford Road
- Properties in Shepley Drive
- Properties in Stapleford Road
- Properties in Brunel Road
- Properties in The Warren

## **Flooded Roads/paths/pavements**

Scours Lane (slipway and under bridge)

Paddock Road (30m stretch flooded to a depth of 3inches)

Island Road

Napier Road (100m stretch flooded to a depth of 3 inches)

Honey Meadow Close (Junction with Amersham Road/Nire Road)  
Thames Towpath from Scours Lane to Thames side promenade  
Christchurch Meadows  
Kings Meadow  
Mill Green footpath  
Fobney Lock towpath to Southcote Mill (various sections)  
Foudry Brook cycle path adjacent to A33 (various sections)  
Private Access Road to Southcote Mill + Private section of Southcote Farm Lane

## **2. KEY ISSUES**

**a) Southcote Mill & Island Road “Dry Islands” and Circuit Lane (River Kennet/Holybrook)**  
- Southcote Mill can be accessed by 2 sections of private road off Southcote Farm Lane and Circuit Lane respectively. Both access routes were flooded for over 9 weeks. Residents at Southcote Mill and its neighbouring apartments were cut off for this period and had to walk significant distances through floodwater on foot if they wished to leave their property.

Properties at the bottom of Circuit Lane, Sylvan Walk and neighbouring roads in Southcote were also at risk of flooding, with water entering gardens and outbuildings of a large number and internally flooding 4 properties.

The Holybrook weaves in and out of the Railway Line at Southcote. During flood events it empties vast quantities of floodwater north of the railway line towards properties at Circuit Lane before weaving back under the railway line to the South. The railway line then acts as a bund, preventing the free flow of floodwater, and this exacerbated the flooding of Circuit Lane.

Island Road was closed during the Feb 14 flood, restricting access to both the Municipal Waste site and 4 residential properties. These 4 properties internally flooded and all residents were “received” as evacuees.

**b) A33 / Reading Gate Retail Park / Green Park / Pingewood Business Estate Flooding -**  
The retail park next to Madejski Stadium flooded for the first time since its construction. The Foudry Brook and River Kennet both link to this area of flood plain via various ditches and streams that connect via Longwater Lake in Green Park, and onwards to the retail park, before moving back into the Kennet/Foudry Brook. Several of these businesses flooded internally. Businesses on the other side of the A33 in Bennet Road and Acre Road also suffered from flooding. Pingewood Business Estate around the rear of Green Park also suffered flooding.

**c) Lower Caversham Flooding -** Low lying areas of lower Caversham Flooded, causing internal flooding to a small number of residential and commercial properties in the area, and also further upstream at Scours Lane. The cause of this flooding was from Main River for which the Environment Agency is the responsible authority.

**d) Additional Investigation Sites to be assessed:**

- River bank scour repairs (Thames, Kennet & Foundry Brook)
- Christchurch Meadows tennis courts
- Queens Road
- Mill Green / Send Road / Paddock Road
- A33 ditches / culverts / watercourses
- Sylvan Walk / Circuit Lane / Hatford Road
- Smallmead Road