

Flood Risk Statement

Our ref 69831/01/DL/ERo
Date 13 March 2025

Subject Flood Risk Statement – Units 2, 3 and 4, Riverview Estate, 140 - 146 Cardiff Road – Change of Use Application

- 1.1 This Flood Risk Statement accompanies the planning application seeking temporary planning permission for the change of use of Units 2, 3, and 4 from Storage and Distribution (Class B8) to a flexible use of Class B8, Research & Development (Class E(g)(ii)), and Light Industrial (Class E(g)(iii)).
- 1.2 According to the Environment Agency's website, the site is located within Flood Zone 2¹. Therefore, this Statement addresses the planning policy implications arising from the site being identified as falling within Flood Zone 2.
- 1.3 The Flood Zone 2 designation classifies the site as having between a 1 in 100 and 1 in 1,000 (between 0.5-1.0%) annual probability of river flooding. The most significant flood risk is flooding from the River Thames which is located around 600m to the north of the site. A 'Functional Floodplain' in the form of existing open space² separates the Site from the river and acts as a form of flood defence.
- 1.4 In line with the provisions of the National Planning Policy Framework ("NPPF") (December 2024) (para 176), the proposed change of use is exempt from the Sequential and Exception Tests for the reasons set out in this statement. However, a site-specific Flood Risk Assessment should still be provided for all development in Flood Zone 2 (Footnote 63).
- 1.5 The Planning Practice Guidance states that the flood risk assessment should be proportionate to the risk and appropriate to the scale, nature and location of the development (Paragraph 021 Reference ID: 7-021-20220825 rev. 25.08.2022).
- 1.6 The Site comprises existing premises which are lawfully in Class B8 use and is located within Core Employment Area (CEA) of Richfield Avenue in accordance with Policy EM2(g) of the Reading Local Plan (RLP). The entirety of the CEA falls within Flood Zone 2 and the proposed use of the units – by their very nature – are appropriately located within this area having regard to planning policy.
- 1.7 The Council notes in the supporting text for Policy EN18 of the RLP that a sequential test has been carried out for the strategic allocations (including CEA's) and that *"there is no need for this to be repeated unless the proposed use and/or flood risk vulnerability classification would differ from the allocation"* (Paragraph 4.2.98).
- 1.8 The proposed change of use would not increase the vulnerability of the Site. Both the existing use of the units as storage and distribution (Class B8) and proposed flexible use as Research & Development (Class E(g)(ii)), and Light Industrial (Class E(g)(iii)) are classed

¹ As of 11th March 2025: [Flood map for planning - GOV.UK](#)

² Appendix C – RBC's Strategic Flood Risk Assessment (June 2017)

as 'Less Vulnerable' (PPG Annex 3). Thus, the proposed use is deemed to be suitable within a Flood Zone 2 location (Paragraph: 079 Reference ID: 7-079-20220825 rev. 25.08.2022).

1.9

On the basis of the above, the proposed development complies with Policy EN18 of the RLP and the NPPF as the units will be safe from all forms of flooding. By virtue of there being no physical changes to the building and the use remaining in the same vulnerability classification the proposals will not increase the level of flood risk to surrounding properties. It is, therefore, acceptable in flood risk terms.