

33 Deans Farm, The Causeway, Caversham, Reading, RG4 5JZ

The highest risk of flooding at this location is from **rivers and the sea**.

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

How we assess an area's flood risk

Rivers and the sea

- [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

Why flood defences cannot completely prevent flooding

Surface water

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Why surface water flooding is a problem

Other flood risks

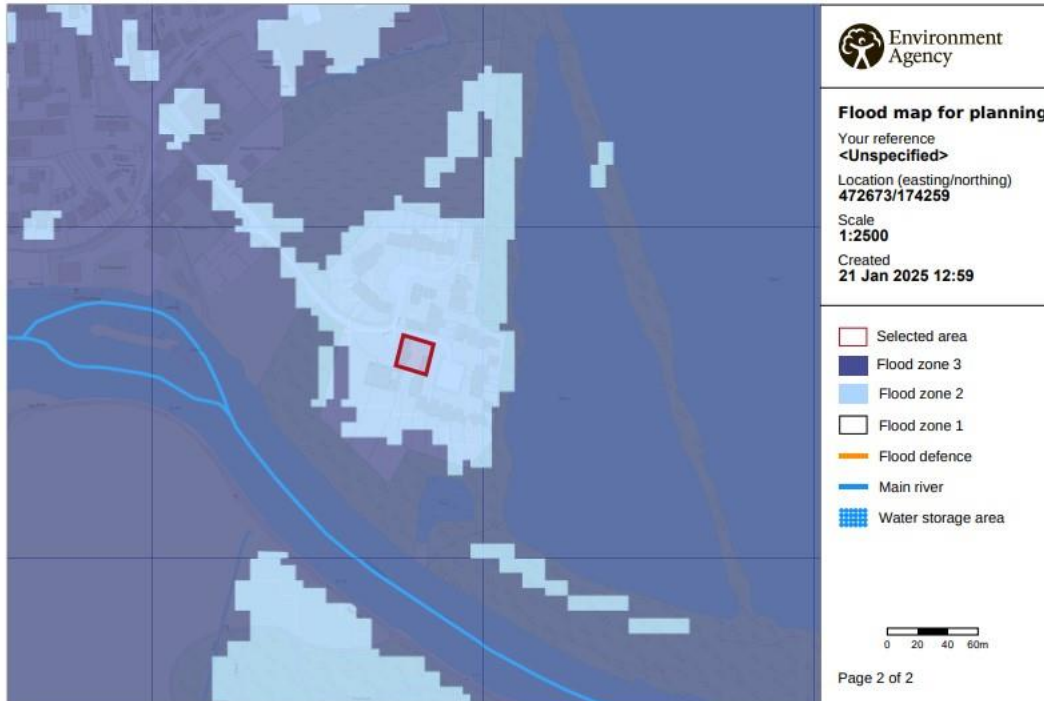
- [More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

There is a risk of flooding from reservoirs in this area.



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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
472673/174259

Created
21 Jan 2025 12:59

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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