



6-8 Stanshawe Road, Reading, RG1 1PB

Proposed change of use of the building to a 10 bedrooms HMO and proposed erection of a rear dormer extension.

Flood Risk Statement

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1. Planning Policy

1.1. NPPF

Mitigating flood risk

Paragraph 170 of the NPPF (2024) emphasises that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”*

Furthermore, a decision-making process is clarified in paragraph 181, which states that *“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”*

1.2. Reading BC Local Plan

Flooding and sustainable drainage systems

Reading Borough Council Local Plan includes Policy EN18: Flooding and Sustainable Drainage Systems, which states that *“Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test set out in the NPPF, and taking into account the effects of climate change. It will consider flooding from all sources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site”.*



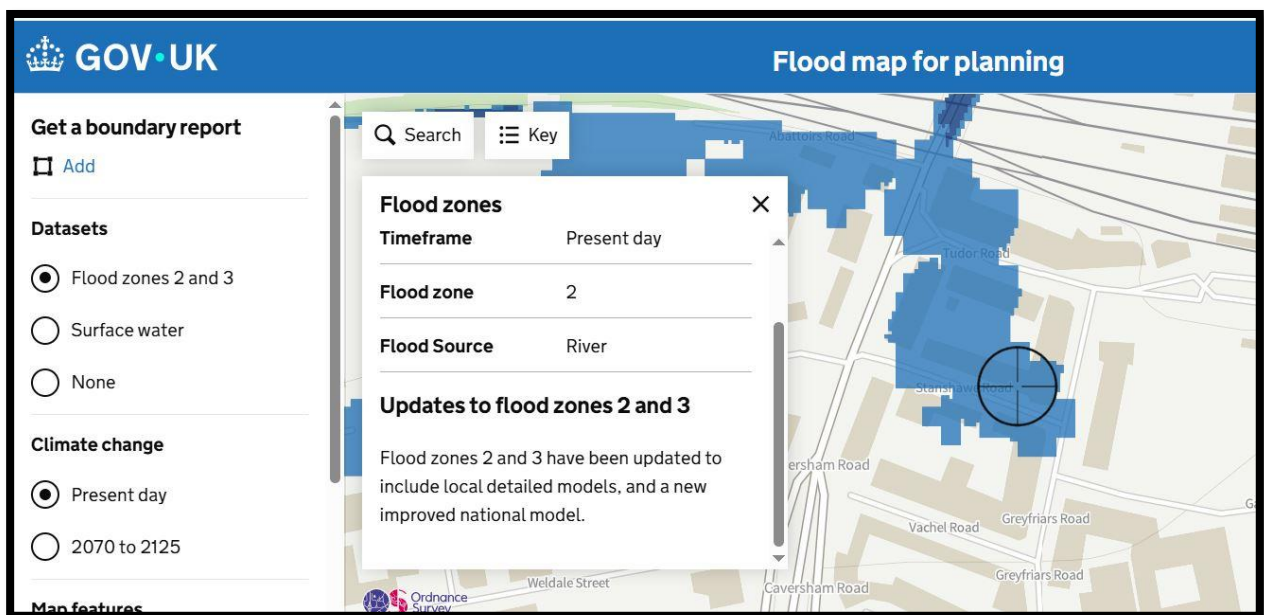
2. Flood risk assessment

2.1. Site description

The application site is located on the northern side of Stanshawe Road, within boundaries of the Reading Town Centre, located within a group of properties of residential use. Adjacent to the application site there are other residential properties plus offices, shops, pubs, places of worship, educational facilities, therefore as a whole the surrounding area is considered to be sustainable location with a wider range of alternatives modes of transport for the occupiers.

It is located within the Flood Zone 2.

2.2. Environment Agency Flood Map for Planning



2.3. Environment Agency Flood Map for Planning – Long term surface water and river and the sea

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low	Low	Medium	High
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Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High
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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](#)

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

Yearly chance of flooding

Very low	Low	Medium	High
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Yearly chance of flooding between 2036 and 2069

Very low	Low	Medium	High
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3. Flood risk mitigation measures

3.1. General concept

The Flood Map for Planning service identifies the site as being just within the limit of Flood Zone 2, as such the proposals are intended to follow the Environment Agency's standing advice for minor development in Flood Zone 2.



The proposed extension would include only the dormer at the rear roof slope level, therefore as such there would be no increase of the overall footprint and flood risk impact is marginal.

4. Conclusion

By virtue of the scale and nature of the proposed development in relation to low probability of flooding (Flood Zone 2), it is considered that it would comply with the Policy EN18 of Reading Borough Local Plan and the NPPF, therefore we kindly request, to approve the submitted application.

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