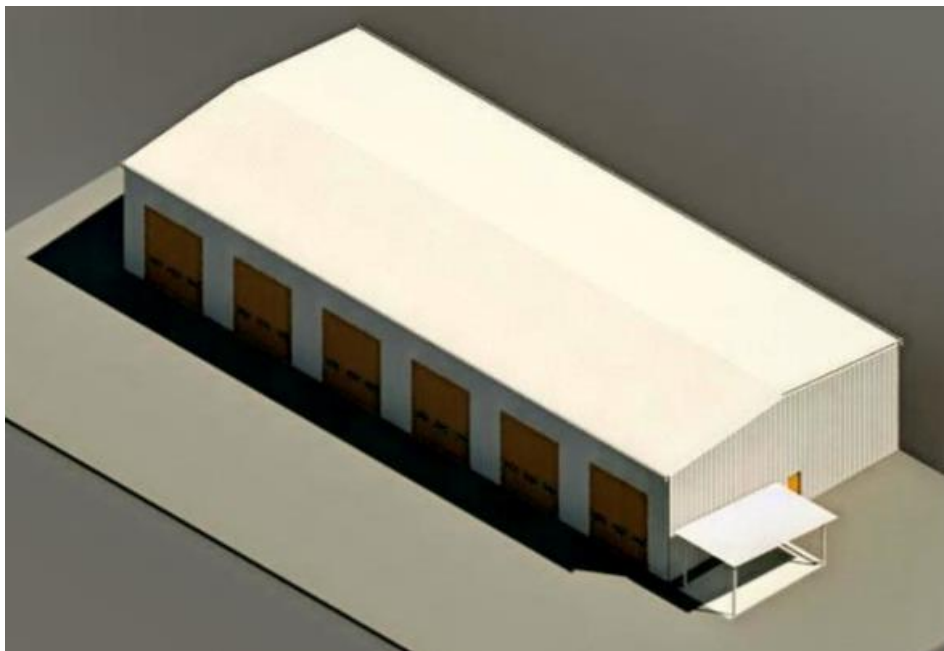


Project: OC Motor Repair Ltd - Demolition of Existing Building and New Workshop Building Construction

Date: 17 November 2025

Prepared by: Stephen Parker

Flood Risk Assessment



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1. Site Details

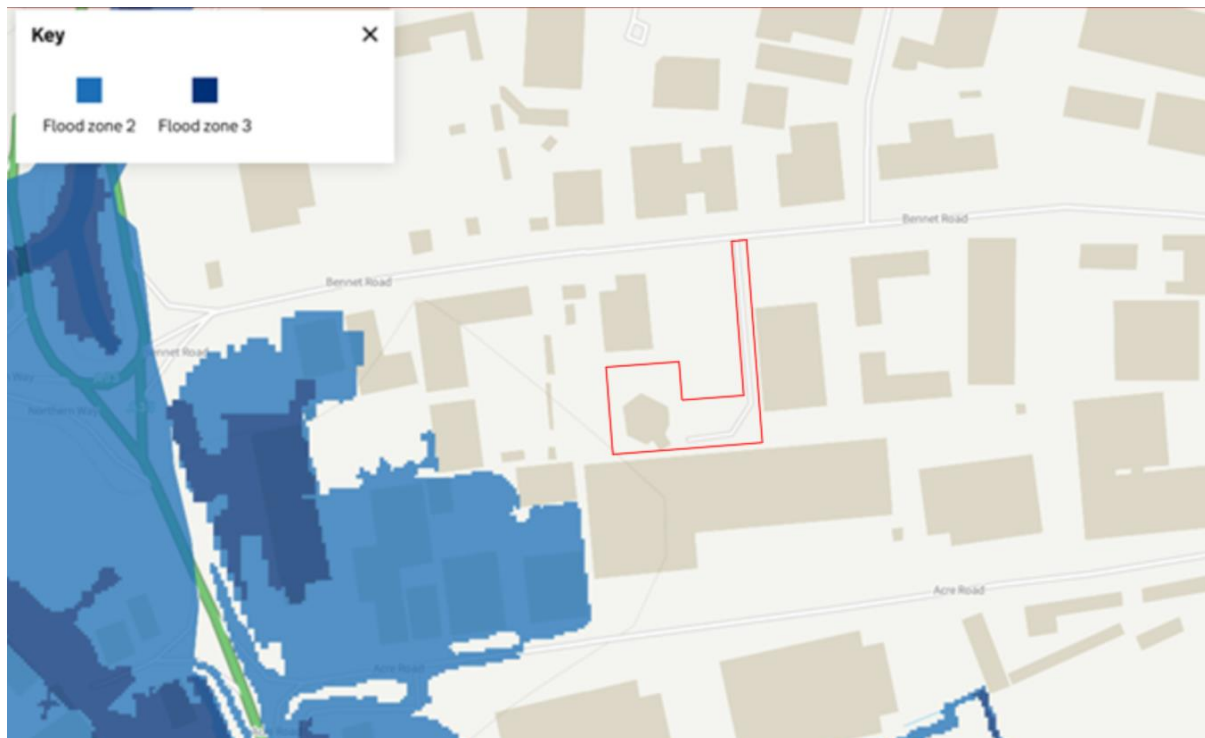
Address: 16 Bennet Road, Reading

Easting and Northing: 471305,170095

Site Area: 0.38 hectares

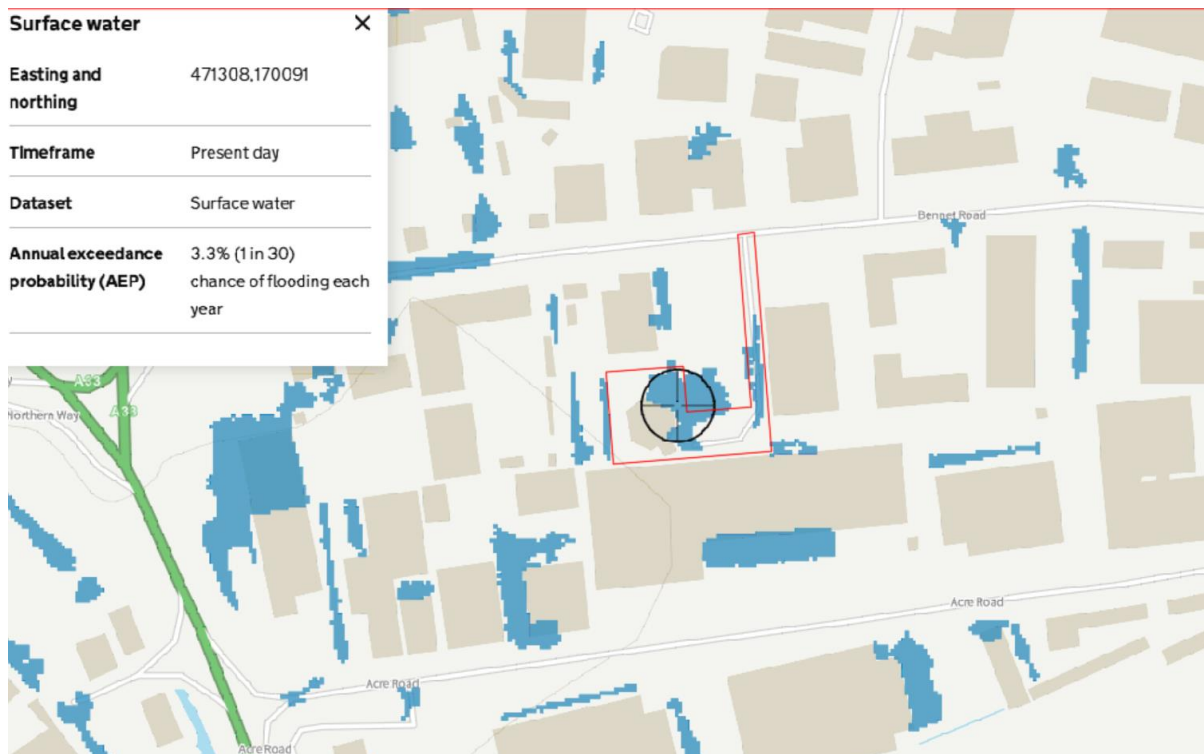
2. Flood Zone Classification

The site is located in Flood Zone 1 (low probability of fluvial/tidal flooding) according to the Environment Agency Flood Map for Planning.



3. Sources of Flood Risk

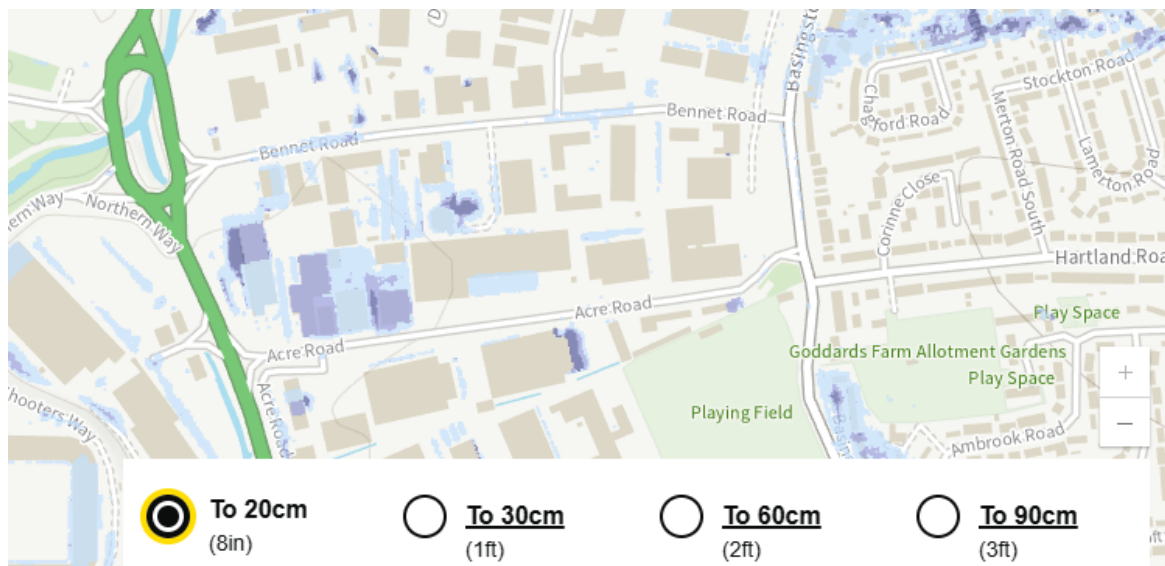
Source	Risk Level
Fluvial	Low
Tidal	Low
Surface Water	High
Groundwater	Low
Sewers	Low



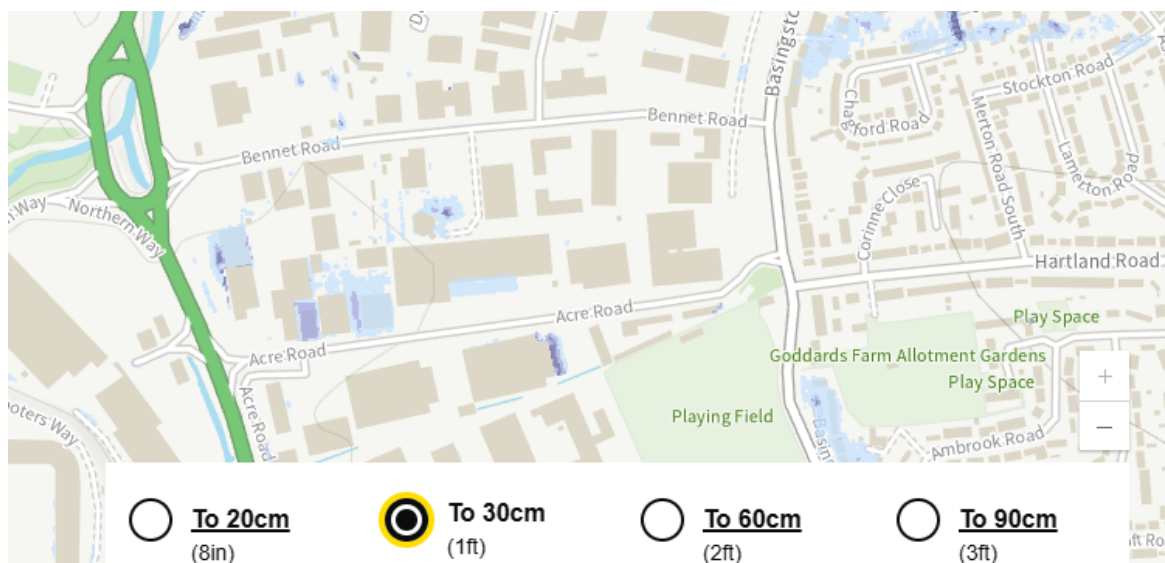
Surface water flood extent (from <https://flood-map-for-planning.service.gov.uk/map>)

4. Surface Water Risk Analysis

The site is identified as being at risk of flooding from surface water according to the Flood Map for Planning. Predicted depths range from 0.2m to 0.30m in extreme events (from <https://check-long-term-flood-risk.service.gov.uk/map#>.)

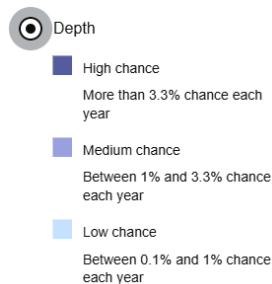


High chance of flooding depth to 20cm over a small area of the site



High chance of flooding depth to 30cm over a very small area of the site

Legend:



Both the predicted flood depth and risk are predicted to increase slightly between 2040 and 2060.

5. Mitigation Measures

The area for the new workshop building is outside the predicted flood area and the development will not significantly increase the runoff from the site as a whole. The net increase in impermeable surfaces, 19m², is compensated for by the introduction of a 225m² rain garden. The Proposed finished floor level will be 150mm above the external ground level, which is sufficient, as the area immediately surrounding the building is not predicted to be at risk of surface water flooding. Sustainable Drainage Systems (SuDS), including the rain garden, will mitigate the risk to the rest of the site.

6. Conclusion and Recommendations

With the proposed mitigation measures, the development is considered acceptable in terms of flood risk. It complies with national and local planning policy and will not increase flood risk elsewhere.