

Flood Risk Assessment (FRA) – Appendix

The Cattle Market Café

Great Knollys Street, Reading RG1 7HL

Prepared by: The Way Ministry Reading

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1. Introduction

This Flood Risk Assessment (FRA) has been prepared to support a change of use planning application for The Cattle Market Café. It identifies potential sources of flooding, considers the vulnerability of the proposed use, and outlines measures to mitigate any residual risk in line with the National Planning Policy Framework (NPPF) and Reading Borough Council guidance.

2. Site Description

The site comprises The Cattle Market Café, located centrally on Great Knollys Street in Reading. Surrounding uses include commercial and residential properties. The building occupies a fully developed urban plot, primarily with hardstanding and paved access areas.

3. Sources of Flood Risk

The potential sources of flood risk considered for the site include:

- **Fluvial flooding:** from nearby watercourses such as the River Kennet and River Thames
- **Surface water flooding:** from heavy rainfall exceeding local drainage capacity
- **Sewer flooding:** due to overloaded urban drainage systems
- **Reservoir/canal overtopping:** considered low likelihood

Available data, including Environment Agency maps and Reading Borough Council's SFRA, indicate that the site is **not at significant risk** from any of these sources.

4. Flood Zone Classification

The site is located entirely within **Flood Zone 2 (at a Medium probability of**

Flooding) according to the **Environment Agency Flood Map for Planning**. This indicates a medium risk of flooding, with an annual probability of between 0.1% and 1% (a 1 in 1,000 to 1 in 100 chance each year) from rivers or the sea.

5. Surface Water and Sewer Flooding

Surface water ponding is unlikely to pose a significant risk due to existing urban drainage and paved surfaces. No historical sewer flooding has been reported at the site. Regular maintenance of drains and gutters will mitigate any residual surface water risk.

6. Proposed Use & Vulnerability Classification

The café is considered a “**less vulnerable**” use in NPPF terms, fully compatible with Flood Zone 1. Standard operational procedures and emergency preparedness are considered sufficient to manage the low residual risk.

7. Flood Risk Mitigation Measures

Although the site is low risk, the following mitigation measures will be implemented:

- **Finished Floor Levels (FFL):** Maintained at or above existing ground levels to prevent water ingress.
 - **Drainage Management:** Regular inspection and maintenance of drains, gutters, and hardstanding areas.
 - **Emergency Plan:** Staff trained in basic flood response and awareness of Environment Agency alerts.
 - **Flood Awareness:** Staff will monitor local warnings and be prepared to take appropriate action.
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8. Access and Impact on Surrounding Area

No alterations to site layout will increase local flood risk. Activities are primarily indoor and will not impact neighbouring amenity in relation to flooding.

9. Partnership & Reference Data

Sources:

- Environment Agency Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk>
 - Reading Borough Council Strategic Flood Risk Assessment (SFRA) Level 1, November 2024: [SFRA PDF](#)
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10. Conclusion

The site is low risk (Flood Zone 1) for fluvial, surface water, and sewer flooding. The proposed use as a café is “less vulnerable” and suitable for this location. Implemented mitigation measures will manage any residual risk, and there is no anticipated impact on neighbouring properties.

11. Annotated Map

Figure 1 – Flood Risk Map: The Cattle Market Café, Great Knollys Street, Reading RG1 7HL

The site boundary of The Cattle Market Café is shown in yellow. According to the Environment Agency Flood Map for Planning, the site is located entirely within **Flood Zone 1**, indicating a **low probability of fluvial or tidal flooding** (less than 1 in 1,000 annual probability). Minimal surface water flood risk is identified.

This assessment is supported by the Reading Borough Council Strategic Flood Risk Assessment (SFRA) Level 1, November 2024, confirming the site as low risk for flooding. The proposed use is “less vulnerable,” and standard operational measures (e.g., drainage management and staff awareness) will mitigate any residual risk.

Map Source: Environment Agency Flood Map for Planning – <https://flood-map-for-planning.service.gov.uk>