

20 King's Road, Reading, RG4 8DT

Reference: R1087 FRA-v1

Jul-26

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FLOOD RISK ASSESSMENT

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Report Limitations

All comments and proposals contained in this report, including any conclusions, are based on information available to RIDA Reports during investigations. The conclusions drawn by RIDA Reports could therefore differ if the information is found to be inaccurate or misleading. RIDA Reports accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

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RIDA Reports makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

All Environment Agency mapping data used under special licence. Data is current as the data on the correspondence given by the Environment Agency and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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Purpose of this report

- 1.1 RIDA Reports Ltd has been appointed to undertake a Level 2 – Scoping Study Flood Risk Assessment for a development located at RG4 8DT.

Objectives

- 1.2 The objectives of this FRA are to demonstrate the following:
- Whether the proposed development will likely be affected by current or future flooding.
 - Whether the proposed development will increase flood risk elsewhere.
 - Whether the flood risks associated with the proposed development can be satisfactorily managed.
 - Whether the measures proposed to deal with the flood risk are sustainable.

Documents Consulted

- 1.3 To achieve these objectives, the following documents have been consulted and referenced:

The National Planning Policy Framework (NPPF)
CIRIA C753 document The SuDS Manual, 2015
Local Flood Risk Management Strategy (LFRMS)
Level 1 Strategic Flood Risk Assessment (SFRA)
Aerial photographs and topographical survey of the site
British Geological Society Records
Local Council flood Maps
Environment Agency flood maps
The CIRIA publication 'C635 Designing for exceedance in urban drainage Good practice'



Development Site and Location

- 2.1 The site is located at King's Road, Reading. The nearest postcode is RG4 8DT. Refer to appendix A for site location plan.
- 2.2 The current use of the site is an existing two-storey residential dwelling with associated external amenity space. The current user vulnerability classification of the site is More vulnerable. The site is located in the River Flood Zone 3. Refer to Appendix B for more details.

Development Proposals

- 2.3 The proposed development includes a retrospective planning application that replaced the lean-to for a single storey rear extension. Refer to Appendix B for the layout of the proposed development.
- 2.4 The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

- | | | |
|------------------------|-----|---|
| Hydrology | 2.5 | The Christchurch Ditch is located approximately 160 m away from the development. |
| Aquifer | 2.6 | The development is located within a secondary aquifer type A. Aquifers type A consist of permeable layers capable of supporting water supplies at a local rather than strategic scale. They are generally aquifers formerly classified as minor aquifers. |
| Source Protection Zone | 2.7 | The site is not located within a Source Protection Zone. |
| Groundwater Levels | 2.8 | The ground water levels for this site are unknown. |

Site Geology

- | | | |
|----------------------|------|---|
| Bedrock | 2.9 | The British Geological Survey records of the site show that it is located within the Seaford Chalk Formation And Newhaven Chalk Formation (Undifferentiated)-Chalk. |
| Superficial Deposits | 2.10 | The British Geological Survey records show that the superficial deposits are Langley Silt Member-Clay and silt / Kempton Park Gravel Member-Sand and gravel. |



National Planning Policy Framework (NPPF)

- 3.1 The NPPF and its technical guidance is a set of planning policies with the key objective of contributing to sustainable development. As part of it, they ensure that flood risk and sustainability are considered during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk-based approach to determining land suitability for development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the development layout and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

- 3.2 The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides robust flood risk management for people, homes and businesses and encourages using SuDS for developments. A robust SuDS strategy should consider the recommendations in this Flood Risk Assessment.

Strategic Flood Risk Assessment (SFRA)

- 3.3 Planning policy with regard to development and flood risk in the area is detailed in the Reading Level 1 Strategic Flood Risk Assessment (SFRA) which was published in 2024. The proposed development site is located within the administrative boundary of the Reading Borough Council.
- 3.4 The SFRA commits to direct new development to locations at the lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.
- 3.5 This report follows the guidance given in the Reading Level 1 Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.



- 4.1 The NPPF guidance states that the sequential test "is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding."

Applicability of the Sequential Test

- 4.2 The flood risks were determined by identifying all the sources of flooding and assessing their possible impact and likelihood to development. It is confirmed that the development is:

- In Flood Zone 3, based on the Planning Flood Risk Map
- In Flood Zone 3a, based on the Flood Level information Provided by the Environment Agency
- At Medium risk of surface flooding
- At high risk of groundwater flooding
- Outside of a critical drainage area
- Potentially within an area of sewer flooding

- 4.3 This type of development is exempt from applying the sequential test as per the National Planning Policy Framework paragraph 176, footnote 62. The development has been made safe and has not increased the risk to other properties. See copy of paragraph 176 below "Applications for some minor development and changes of use 62 should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63." The text of footnote (62) is "This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate."

Exception Test

- 4.4 Fluvial flood risk for this minor development has been assessed using the Environment Agency Flood Map for Planning and the standing advice approach set out in the NPPF, which considers both the scale of development and the vulnerability classification of the proposed land use.



Step 1 4.5 The proposed development lies within Flood Zone 3 on the Environment Agency Flood Map for Planning. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP. The national map does not distinguish between Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain); however, these categories are set out in Table 2 of the NPPF Planning Practice Guidance to determine land use compatibility. To refine this distinction at site level, more detailed datasets such as EA Product 4/6 model outputs are used, which provide flood depth and frequency information and enable identification of functional floodplain (Zone 3b) versus defended high-probability floodplain (Zone 3a). For this FRA assessment, the product 4/6 confirms that the development is in Flood Zone 3a.

Flood Zone
categorisation

Step 2 4.6 The Exception Test is not required for this development.

The Exception Test



- 5.1 The development has been assessed for the following potential flood risks, river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

Flood Defence and Historic Flooding

- 5.2 The Environment Agency records show that the site does not benefit from flood defences. They also show that the area around the site has potentially been flooded in the past. This data does not indicate if a property has been flooded internally. See Appendix C for details.

Flooding from river and sea

- 5.3 The site is affected by River Flooding. The proposed development lies within Flood Zone 3 on the Environment Agency Flood Map for Planning. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP. The national map does not distinguish between Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain); however, these categories are set out in Table 2 of the NPPF Planning Practice Guidance to determine land use compatibility. To refine this distinction at site level, more detailed datasets such as EA Product 4/6 model outputs are used, which provide flood depth and frequency information and enable identification of functional floodplain (Zone 3b) versus defended high-probability floodplain (Zone 3a). For this FRA assessment, the product 4/6 confirms that the development is in Flood Zone 3a.
- 5.4 The climate change allowance has been taken from the EA peak river flow map. The vulnerability of the development, the design life of the building, and the flood zone classification were used to determine it. The climate change allowance for this site is 31%. The nearest climate change allowance of 35% provided by the EA was used as the most representative to complete this assessment.
- 5.5 The levels provided by the Environment Agency are shown in table 1 below. Further details are provided in Appendix D.



Flood levels in channel

Return Period	Flood Level (m AOD)
1 in 20 (5%)	37.45
1 in 30 (3.3%)	37.53
1 in 100 (1%)	37.71
1 in 100 + 35%(CC)	38
1 in 1000 (0.1%)	38.04

Flood levels at Site

Return Period	Flood Level (m AOD)
1 in 20 (5%)	NIL
1 in 30 (3.3%)	NIL
1 in 100 (1%)	37.874
1 in 100 + 35%(CC)	38.153
1 in 1000 (0.1%)	38.19

5.6 The river flood risk level is 38.153m AOD. The external depth of water is 0.45m.

Surface water (overland flows) flood risk

5.7 The Environment Agency Flood Map for Planning Surface Water dataset indicates a medium surface water flood risk. A residual risk of localised ponding during extreme rainfall events remains likely. The mapping includes present day and climate change scenarios based on the UKCP18 Upper End 2070s climate change allowance.

5.8 *The Environment Agency Flood Map for Planning Surface Water datasets combine national flood modelling with locally available detailed flood model information. Flood extents below 75mm depth are removed from the mapping, as shallow surface water flooding of this magnitude is generally unlikely to prevent access or cause flooding to properties.*

Building footprints are raised within the modelling process by approximately 300mm above surrounding ground levels. As a result, raw model outputs can sometimes indicate that buildings are outside mapped flood extents.

The mapping is not intended to provide property-specific flood risk or confirm flooding to individual buildings. However, building footprints are infilled using OS MasterMap data where surrounding flood extents indicate potential flood risk to buildings.

The modelling process also removes isolated small wet areas and infills isolated dry areas surrounded by floodwater to improve the usability and consistency of the datasets for strategic planning purposes.

5.9 The strategic flood risk for the Reading Borough Council confirms that the flood risk for the site is Medium. The surface water flood data from the strategic flood risk assessment has not been produced to determine the flood levels at individual properties. This data does not contain the climate change allowances for depth levels. Therefore, the Design flood level is based on the Environment Agency Flood Map for Planning Surface Water datasets. The



mapping is not intended to determine flood levels at individual properties and therefore the design flood level below remains an estimate based on the best available information. Actual flood depths across the site may vary depending on local ground conditions and drainage capacity.

- 5.10 Based on the Environment Agency Flood Map for Planning Surface Water datasets, the Strategic Flood Risk Assessment and the presence of surface water drainage systems within the site and surrounding area, the site is considered to be at Medium risk of surface water flooding during extreme rainfall events. The flood depths have been informed by the Flood Map for Planning Surface Water climate change datasets, which are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. The mapping indicates a potential flood depth of approximately 150mm. The average ground level at the location of the mapped surface water flooding is approximately 37.55 m AOD and therefore the estimated surface water flood level at the site could be in the region of 37.7 m AOD.

Flooding from drainage systems in adjacent areas

- 5.11 The area around the development is shown as having a high level of sewer incident within the flood maps of the Strategic Flood Risk Assessment. See appendix C for details.

Reservoirs Risks

- 5.12 The Reservoir Flood Map (RFM) produced by the Environment Agency do not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes. They can be used to help reservoir owners produce on-site plans, and the Local Resilience Forum produce off-site plans and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be within the possible dam breach flooding path. See Appendix C.



Groundwater flood risk

- 5.13 The British Geological Survey's flood risk susceptibility maps show that the development has the potential for groundwater flooding above ground level. Groundwater levels vary seasonally and are influenced by ground and meteorological conditions and proximity to water features. The groundwater flooding risk for this site is considered to be high. The groundwater flood depth could potentially be 0.15m. The lowest level at the location of the works is 37.52m AOD. The potential groundwater flood level is 37.67m AOD. This level has been given as a precautionary measure. Refer to Appendix C for record drawings.

Critical Drainage Areas

- 5.14 The Strategic Flood Risk Assessment was reviewed as part of this assessment. However, it does not show the critical drainage areas within the council. For this report, it has been assumed that the site is outside of a notified critical drainage area.



6.1 The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 3, based on the Planning Flood Risk Map
- In Flood Zone 3a, based on the Flood Level information Provided by the Environment Agency
- At Medium risk of surface flooding
- At high risk of groundwater flooding
- Outside of a critical drainage area
- Potentially within an area of sewer flooding

6.2 Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Design Flood Level

6.3 The design flood level is the maximum estimated water level during the design storm event including an allowance for climate change in line with current best practice and the national planning policy guidance.

6.4 The Design Flood Level for this development has been determined by evaluating the levels from the Fluvial/Sea, Surface Water and Groundwater flood levels.

6.5 For this site, the Design Flood Level is 38.153m AOD. This is the highest level and corresponds to the River/Sea Flood Level.

Flood Protection

6.6 The National Planning Guidance standing advice and Environment Agency recommends that where possible, flood avoidance is provided by establishing the development's finished floor level 600mm above (freeboard) the design flood level. However, this level can be reduced if there is a high level of certainty about the estimated flood level. For this site the estimated free board has been determined to be 0.3m above the Design Flood Level due to the quality of the flood risk information available and the type of risk. The finished floor should be 38.45m AOD. It would involve a height differential of 0.90m. This is the distance between the average external level (37.55m AOD) and the potential Finished Floor Level.

6.7 It is not possible to achieve this FFL due to access and site constraints. A level of 38.00m AOD is achieved. This level is as per the FFL of the existing building.



Therefore, the following flood mitigation interventions should be provided.

- 6.8 The flood mitigation strategies for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See the figure below for the strategy highlighted in red. The strategy is based on the water level within the proximity to the building.

Rationale for flood resilient and/or resistant design strategies

	Design water depth*	Approach	Mitigation measures
Resistance/Resilience**	Design water depth above 0.6m	Allow water through property to avoid risk of structural damage. Attempt to keep water out for low depths of flooding <i>'Water Entry Strategy'***</i>	- Materials with low permeability up to 0.3m - Accept water passage through building at higher water depths - Design to drain water away after flooding - Access to all spaces to permit drying and cleaning
	Design water depth from 0.3m to 0.6m	Attempt to keep water out, in full or in part, depending on structural assessment. If structural concerns exist follow approach above***	- Materials with low permeability to at least 0.3m - Flood resilient materials and designs - Access to all spaces to permit drying and cleaning
	Design water depth up to 0.3m	Attempt to keep water out <i>'Water Exclusion Strategy'</i>	Materials and constructions with low permeability
Avoidance		Remove building/development from flood hazard	Land raising, landscaping, raised thresholds

Notes:
 * Design water depth should be based on assessment of all flood types that can impact on the building
 ** Resistance/resilience measures can be used in conjunction with Avoidance measures to minimise overall flood risk
 *** In all cases the 'water exclusion strategy' can be followed for flood water depths up to 0.3m

- 6.9 The following measures have been included in the construction of the extension:

- Foundation and walls with Durabase modular system, allowing for replacement in event of a flood
- Sealed external framed doors and windows
- Avoidance of carpet finishes at ground floor level
- Main sockets are a level of 38.35 mAOD, providing a 200mm freeboard from design flood level



6.10 It is not possible to increase the FFL to avoid potential groundwater intrusion fully. The following interventions are proposed.

- Flow paths are provided around the proposed development, which groundwater will take in the event of groundwater emergence.



7.1

The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off-site impacts are in relation to the following:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

7.2

With no increase in the rate of surface water discharge from the site, compared to the site in its current configuration, the proposed development would have no adverse impact on surface water flood risk at the site or surrounding area.

Flood Flow conveyance and storage

7.3

Due to the size of the development and its location in the flood zone, flood compensation for this development is not required.

7.4

The proposed development will not affect flood flow conveyance through the site or the surrounding area. It is concluded that there will be no impact on flood risk in the surrounding area.



- 8.1 This flood risk assessment has identified the potential flooding mechanisms that could affect the site. As part of this, the following residual risks have been evaluated.

Public safety and Site Access

- 8.2 This assessment has demonstrated that the proposed development will have no adverse impact on flood risk in the area surrounding the site. Available evidence indicates that the development would not change surface water generation. Therefore, there is no basis to indicate that, with respect to flood risk, the proposed development would adversely impact public safety.
- 8.3 It will be necessary to ensure that all building users are fully informed of procedures to be implemented during the threat of imminent flooding.

Flood Warning and evacuation

- 8.4 The site is located within an area covered by the Environment Agency Flood Alert service. It is recommended that the users of the proposed development are registered with this service to receive early warning of imminent flooding.
- 8.5 The occupants of the site are encouraged to sign up for the alerts. The Table 4 below shows the actions that must be taken for each flood warning.
- 8.6 Action to be taken in the event of an Alarm being Raised or a Flood Warning Received:
- Raise the alarm and evacuate the site following the established Fire Drill procedures. The main assembly is as per the main house fire drill assembly point.
 - Contact Emergency Fire Services (999) if necessary and Environment Agency Floodline: (0845 988 1188) if the event is unexpected.
 - If safe to do so, locate and turn off critical services, e.g. water, gas & electricity.
 - Follow the routes below to evacuate the site altogether.



Actions that will be taken for each flood warning

Warning	Message	Timing	Action
 FLOOD ALERT	Flooding is possible. Be prepared.	2 hours to 2 days in advance of flooding.	- Be prepared for flooding. - Prepare a flood kit.
 FLOOD WARNING	Flooding is expected. Immediate action required.	Half an hour to 1 day in advance of flooding.	- Act now to protect your property. - Block doors with flood boards or sandbags and cover airbricks and other ventilation holes. - Move pets and valuables to a safe place. - Keep a flood kit ready. - Move any critical equipment and information to a safe location
 SEVERE FLOOD WARNING	Severe flooding. Danger to life.	When flooding poses a significant threat to life and different actions are required.	- Be ready should you need to evacuate from the property. - Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	No further flooding is currently expected for your area.	Issued when a flood warning is no longer in force.	- Flood water may still be around and could be contaminated. - If you've been flooded, ring your buildings and contents insurance company as soon as possible.

Useful local phone numbers

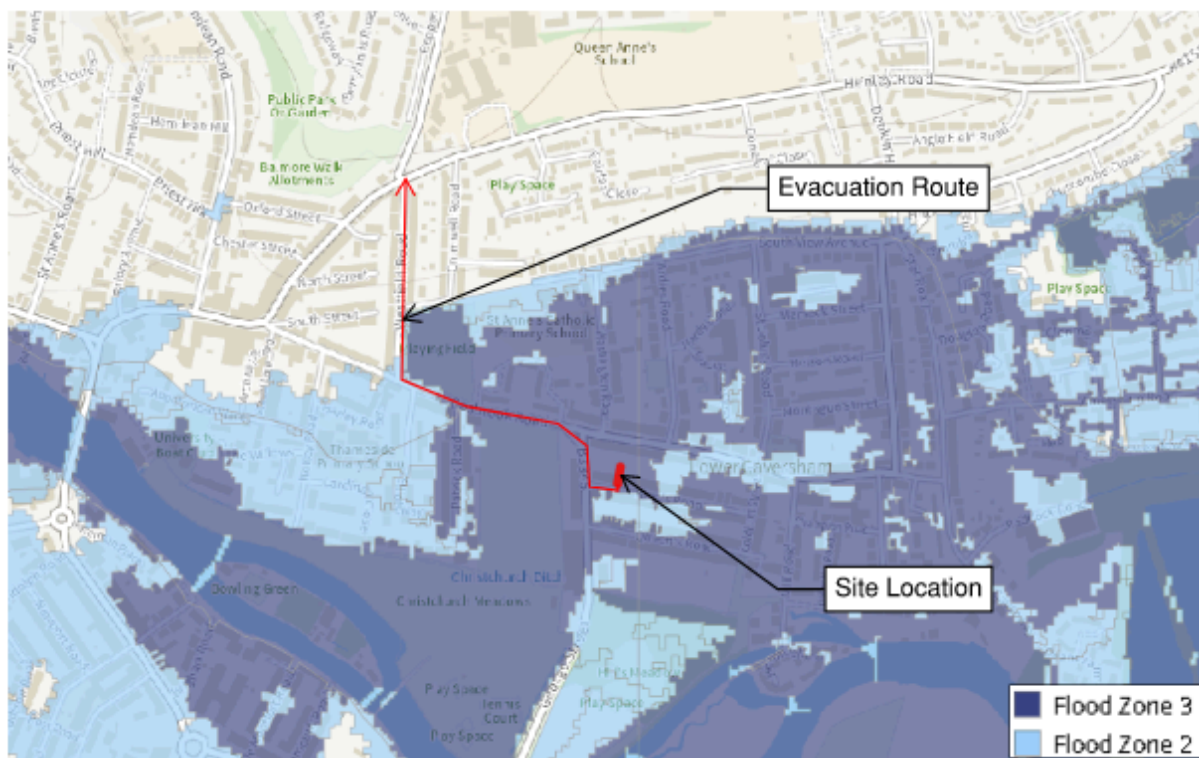
Please write your local phone numbers in the space provided below. Make sure they are easy to find in the event of a flood.

	Local authority:
	Local police:
	Gas and electricity company:
	Insurance company and policy details:
	Doctor:
	Pharmacy:
	Electrician:
	Gas safe engineer:
	Plumber:
	Builder:



- 8.7 A temporary refuge is proposed for this development. It is located on the upper floor. It will be accessible to all the occupants of the building in a sudden flood event. The proposed evacuation route below shows how the development could be evacuated before the 1 in 1000 or 0.1% annual probability of flooding extreme flood occurs. Safe egress is achievable by following King's Road, up to Gosbrook Road and reaching Westfield Road which is shown to be beyond the extent of flooding. See figure below for details.

Evacuation Route



- 9.1 It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority.
- 9.2 This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

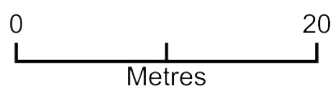


Appendix A

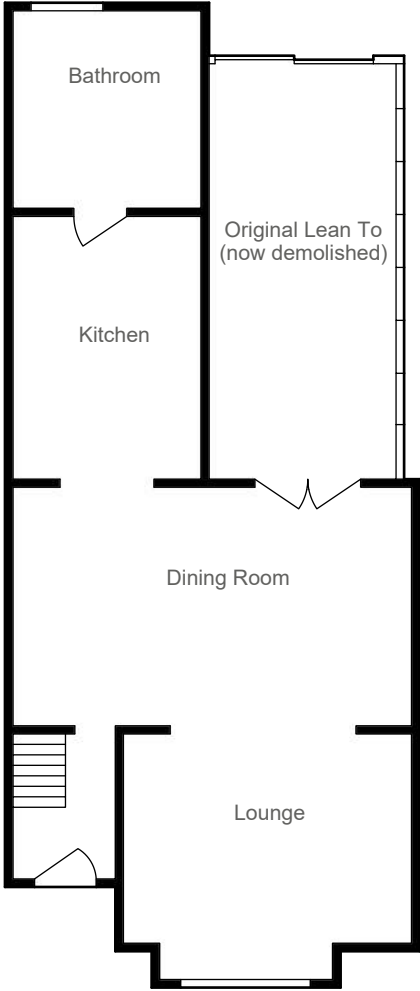


Appendix B

Site Plan - 20 King's Road



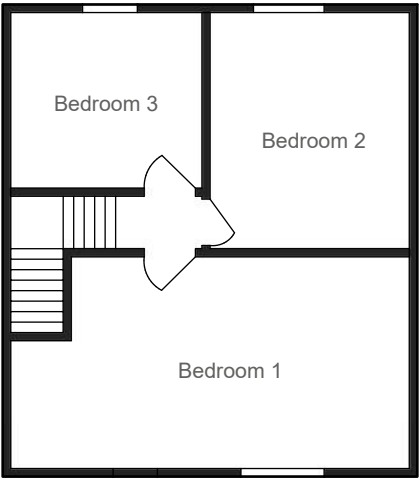
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Date Produced: 21 Jun 2026
Plan Reference Number: TQRQM26172092137808
Scale: 1:500 @ A4



Existing (as pre-existing)
Ground Floor Plan

scale: 1:100@A3

D
01

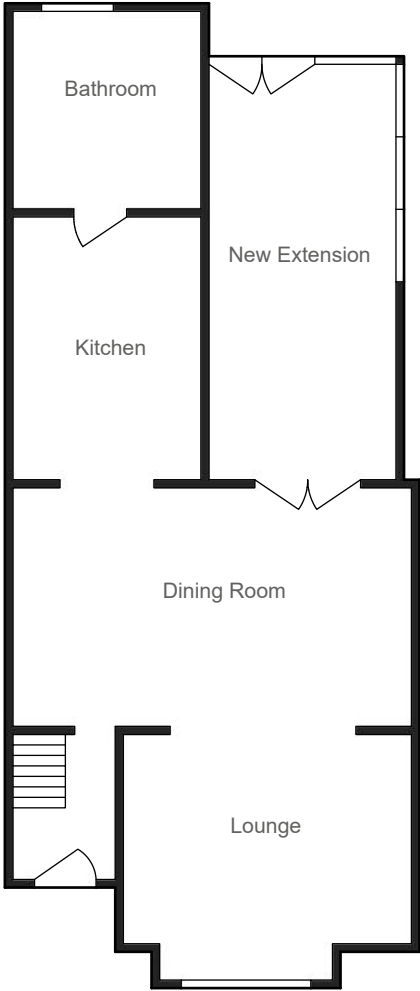


Existing (as pre-existing)
First Floor Plan

scale: 1:100@A3

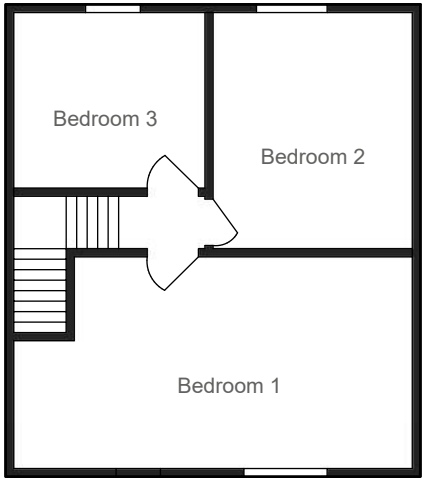
D
01

Sheet Name	Description	Date	Approved
D.01 - Rev A	First Iteration	12/06/26	IW



Proposed (as existing)
Ground Floor Plan

scale: 1:100@A3



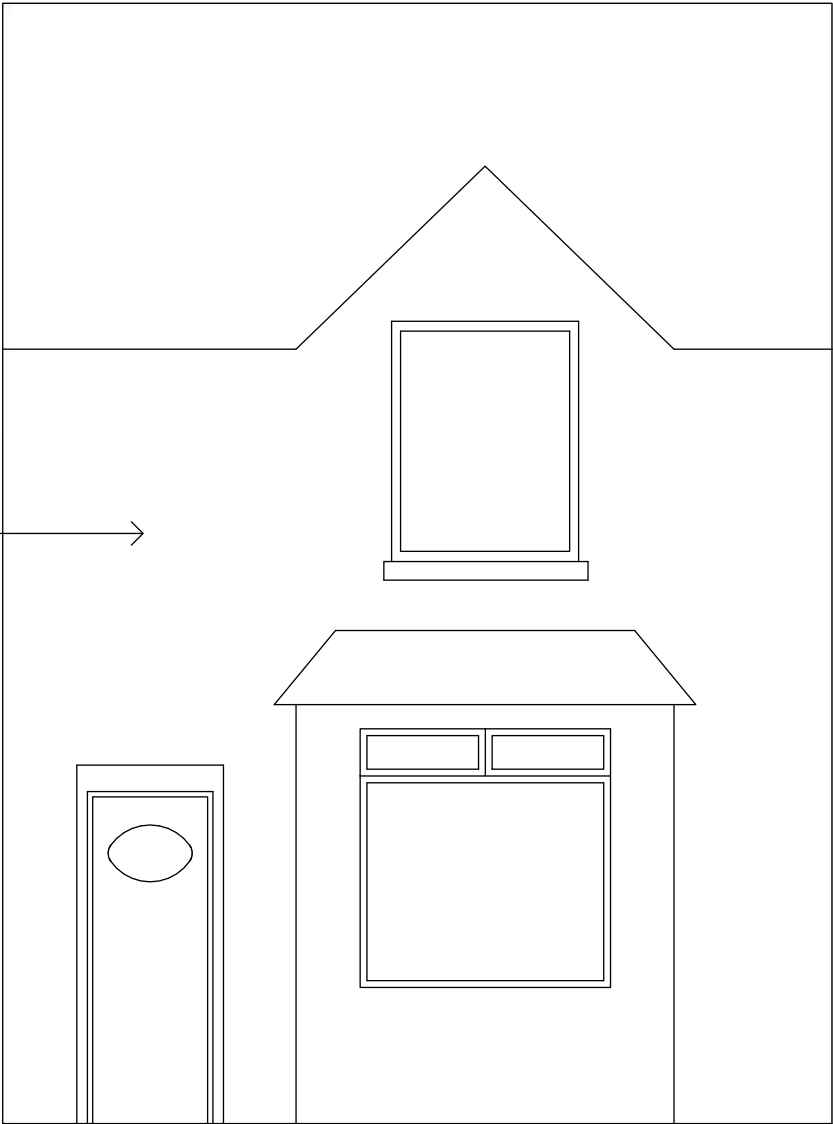
Proposed (as existing)
First Floor Plan

scale: 1:100@A3



Sheet Name	Description	Date	Approved
D.02 - Rev A	First Iteration	12/06/26	IW

Front elevation
remains
unchanged



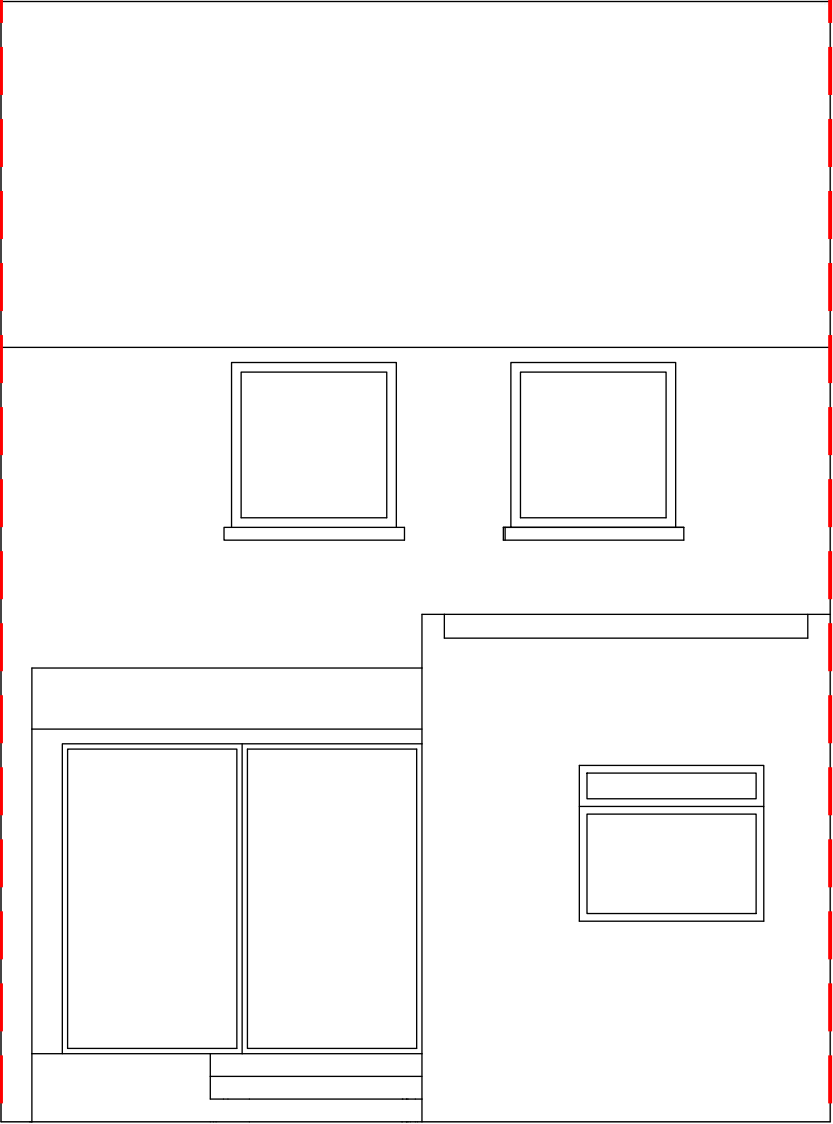
Existing Elevations (as pre-existing)
Front Elevation

C
01b scale: 1:50@A3

No. 22

No. 20

No. 18



Existing Elevations (as pre-existing)
Rear Elevation

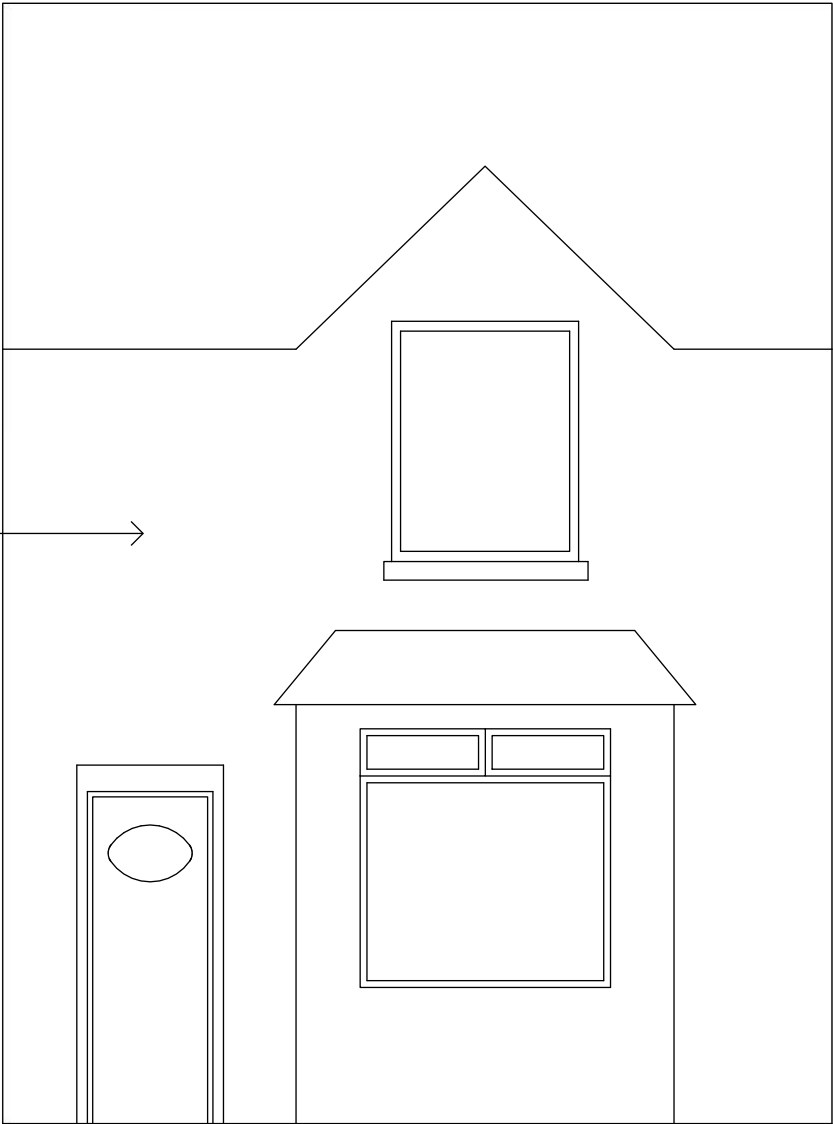
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Sheet Name	Description	Date	Approved
C.01b - Rev A	First Iteration	09/07/26	IW



Front elevation remains unchanged



C
02b

Proposed (as existing)
Front Elevation

scale: 1:50@A3

No. 22

No. 20

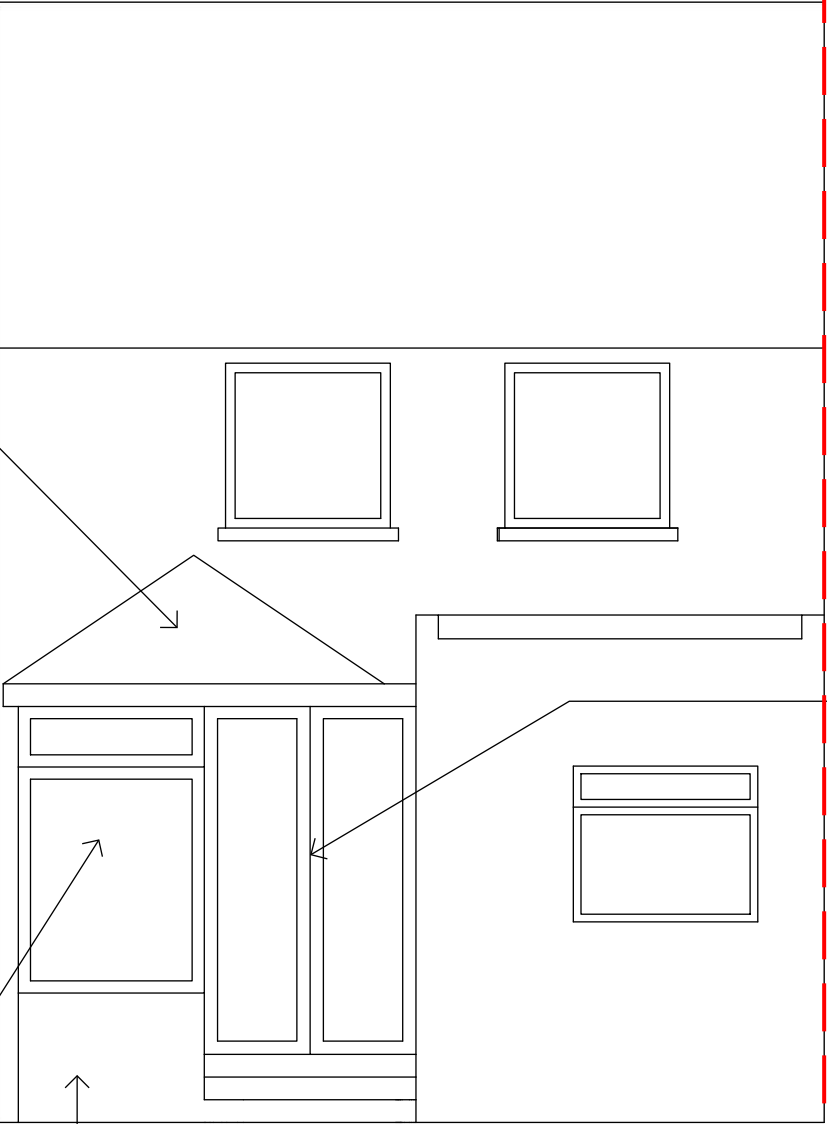
No. 18

Hipped tiled roof

White uPVC window

Distance to boundary
0.10m

Facing brickwork to match existing dwelling



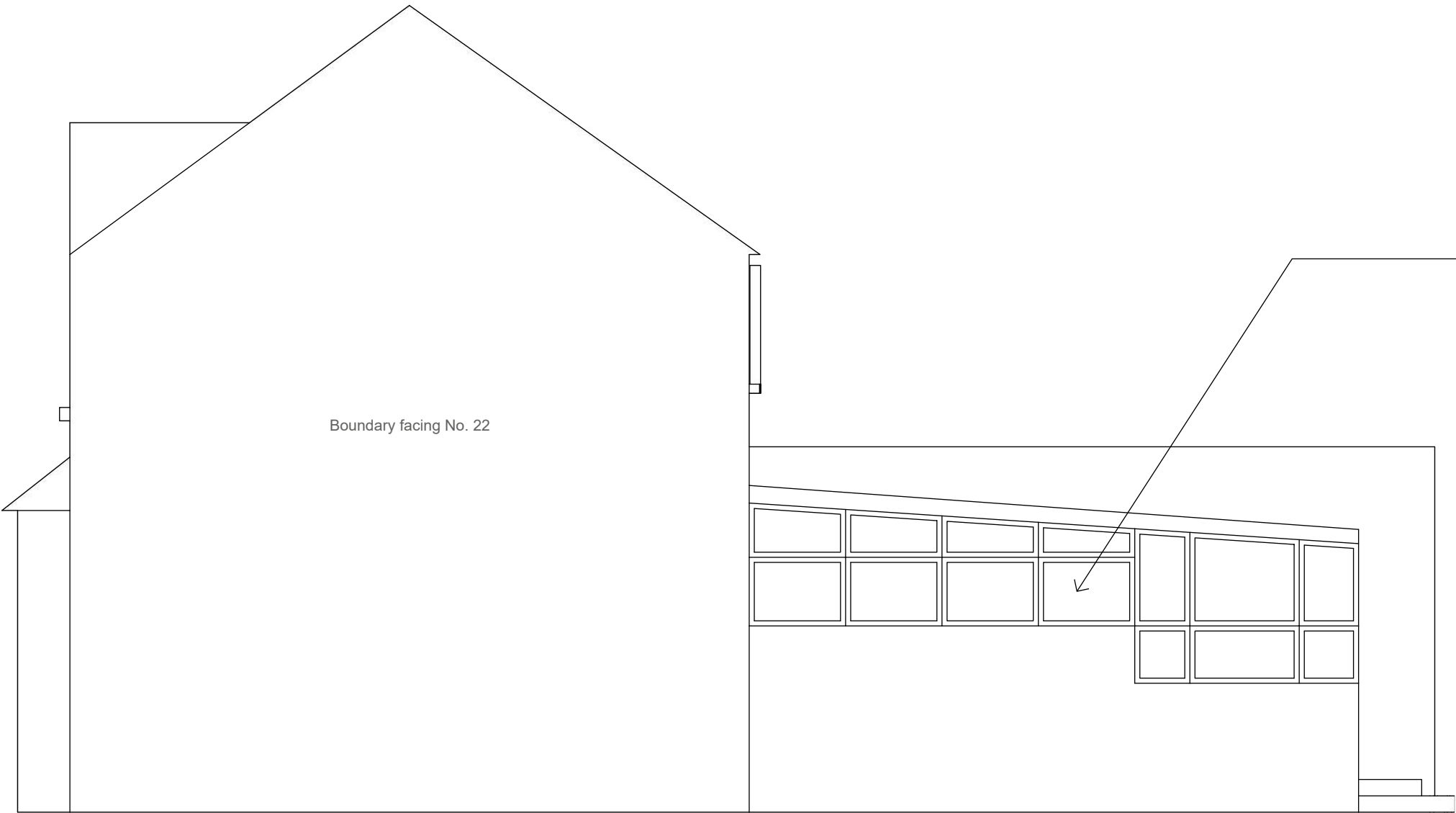
White uPVC double door

Proposed (as existing)
Rear Elevation

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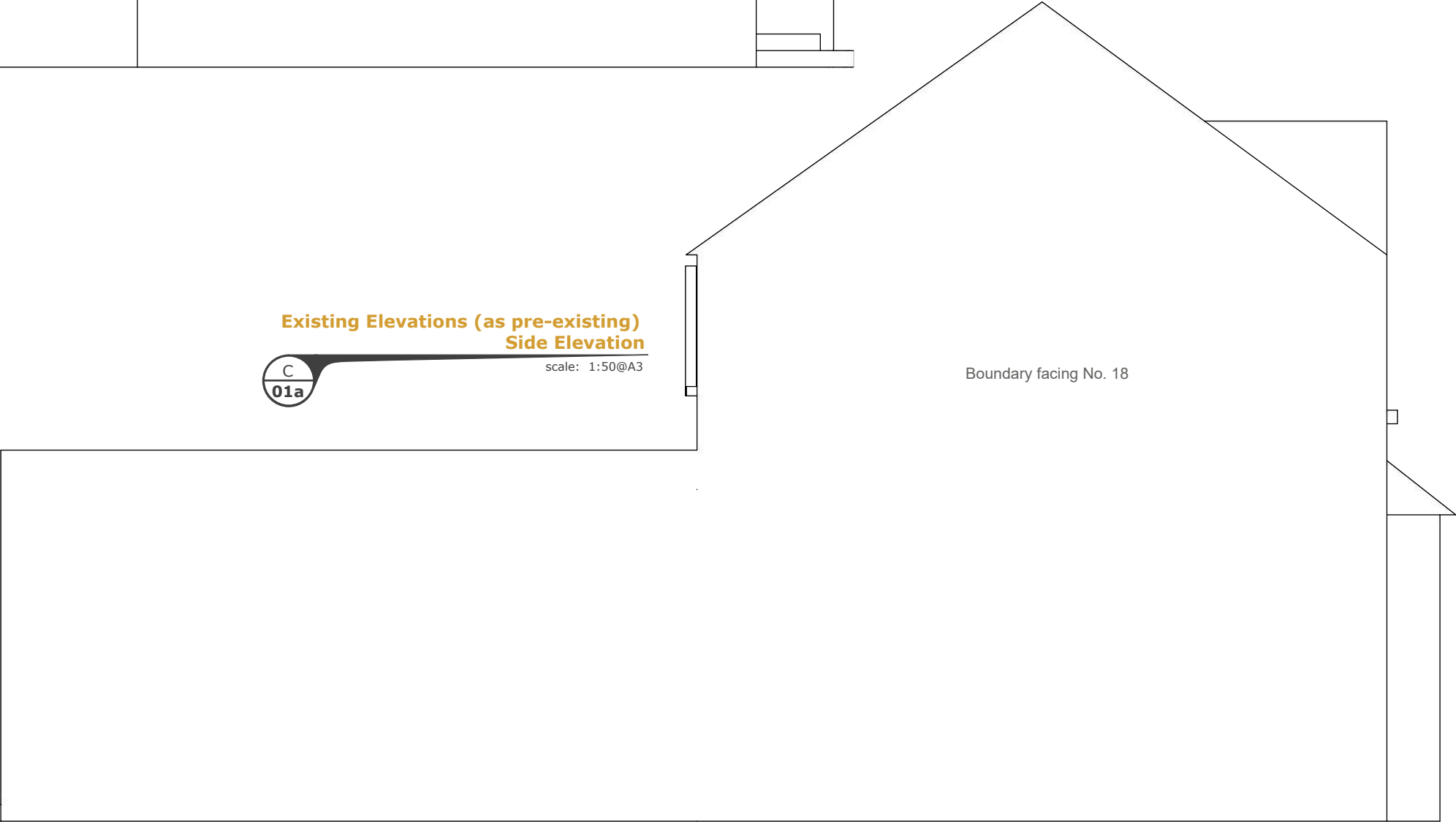
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C.02b - Rev A	First Iteration	09/07/26	IW



Existing Elevations (as pre-existing)
Side Elevation

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01a

scale: 1:50@A3



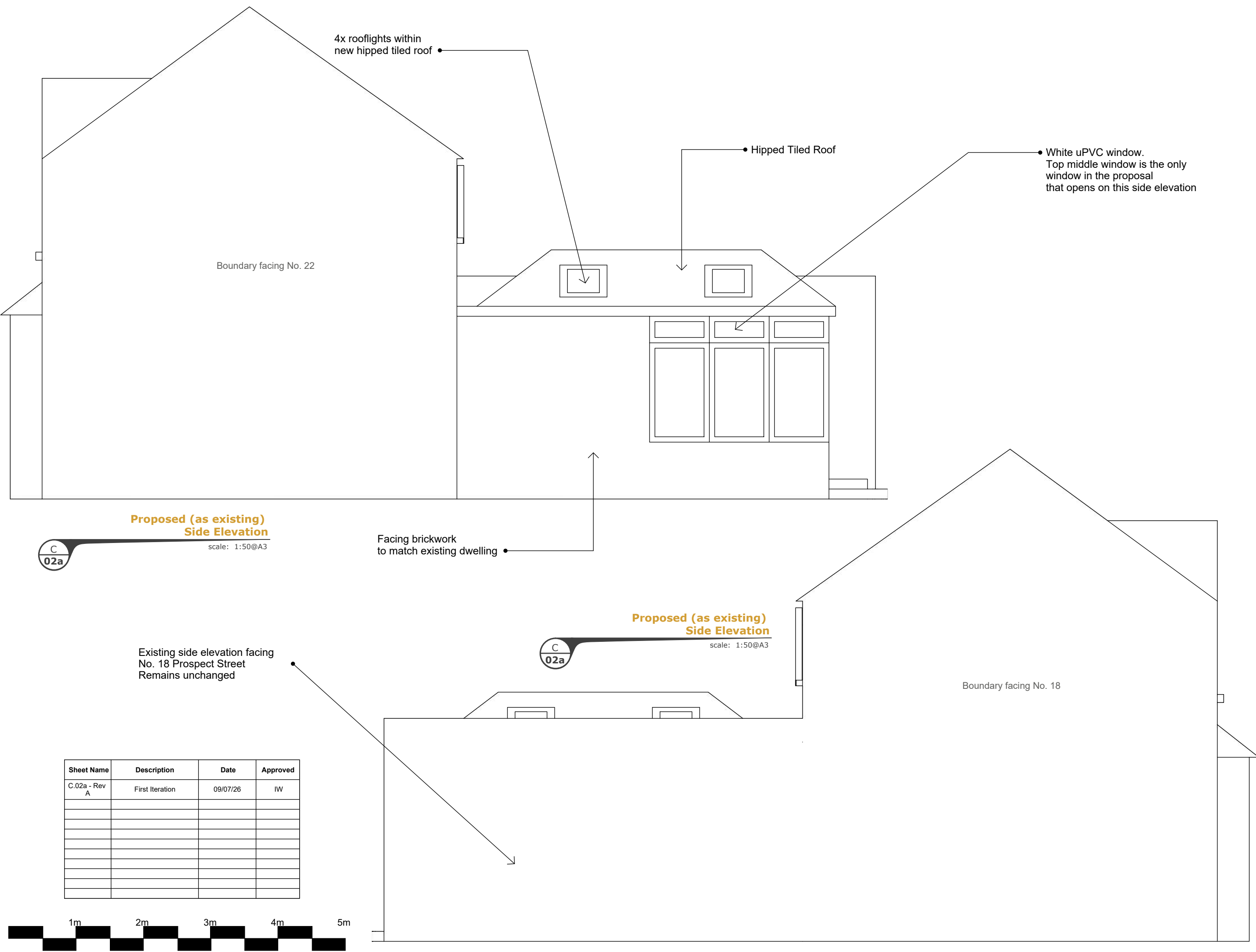
Existing Elevations (as pre-existing)
Side Elevation

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Sheet Name	Description	Date	Approved
C.01a - Rev A	First Iteration	09/07/26	IW





PYRAMID PLANNING

ISSUED
9 Jul 2026

PROJECT NAME
20 King's Road
PROJECT NO.
26-00015

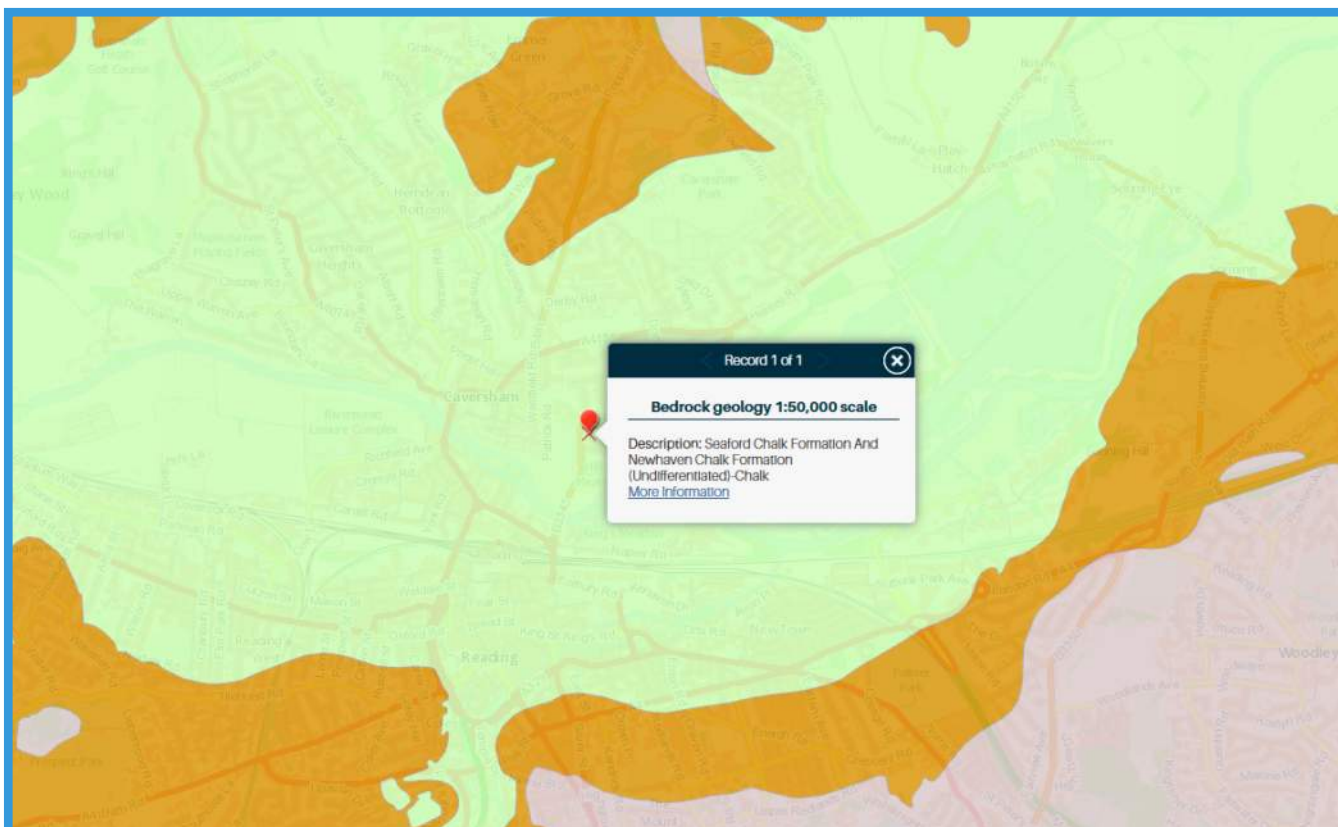
DRAWN BY
IW
DESCRIPTION
Proposed Elevations
1:50 @ A3

C.02a

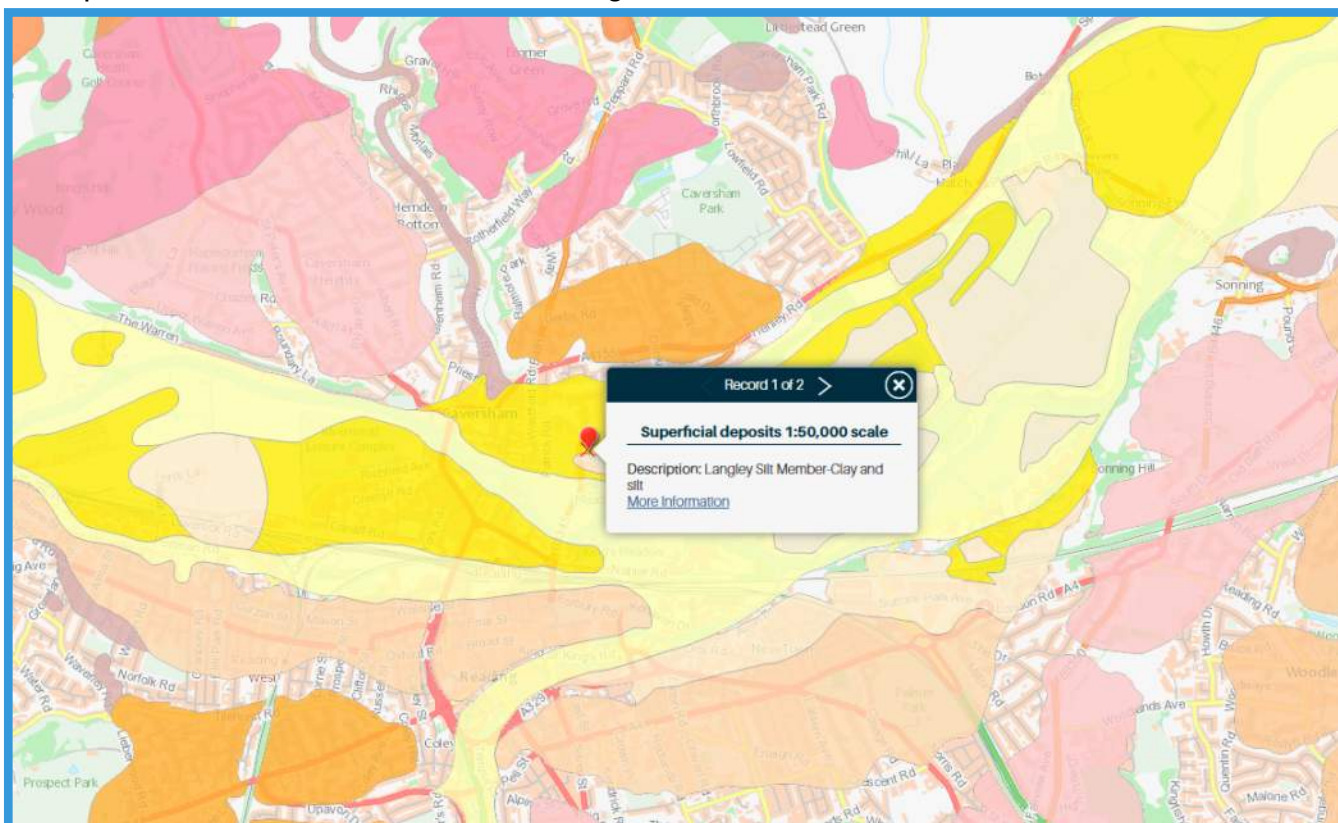
Rev A

Appendix C

GEOLOGY - BEDROCK - Seaford Chalk Formation And Newhaven Chalk Formation (Undifferentiated)-Chalk

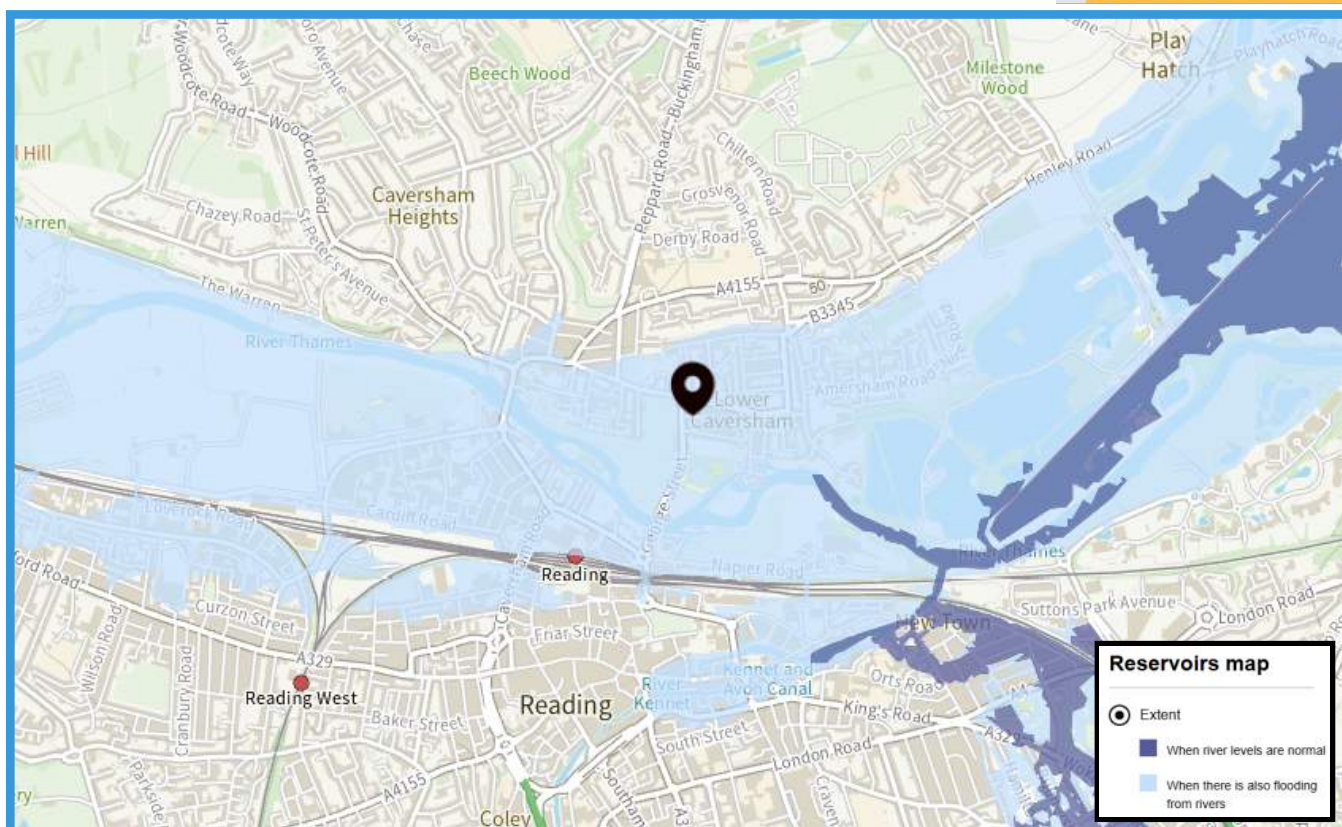


GEOLOGY - SUPERFICIAL DEPOSITS - Langley Silt Member-Clay and silt / Kempton Park Gravel Member-Sand and gravel



 Flood risk from reservoirs

 Extent of flooding

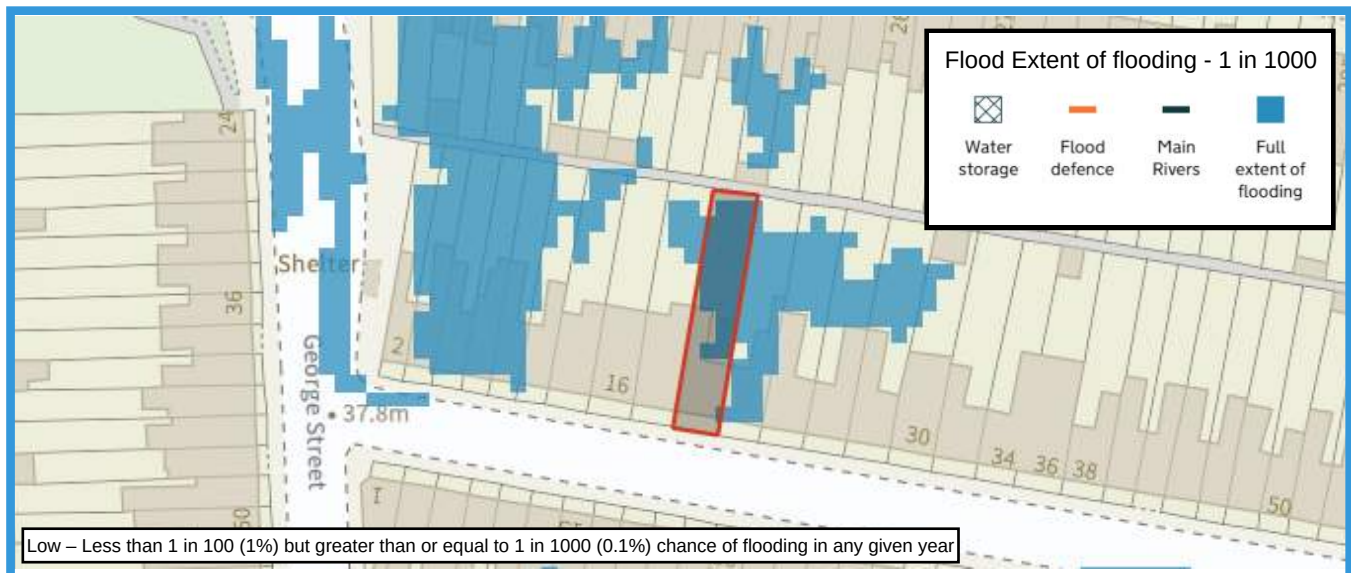
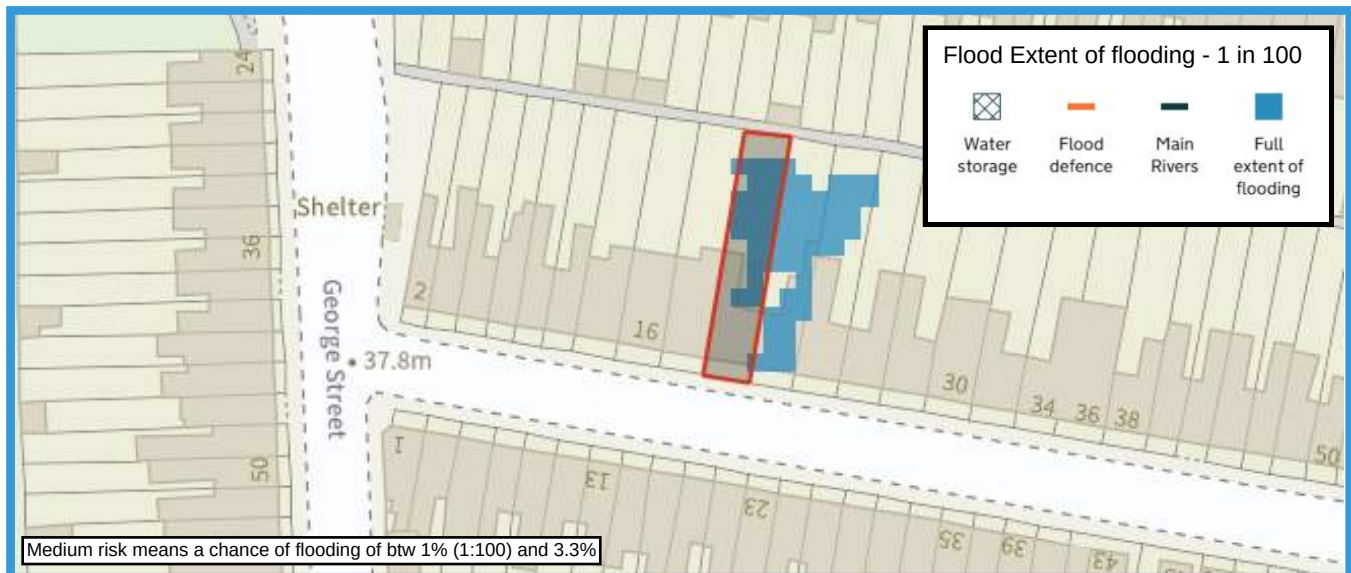
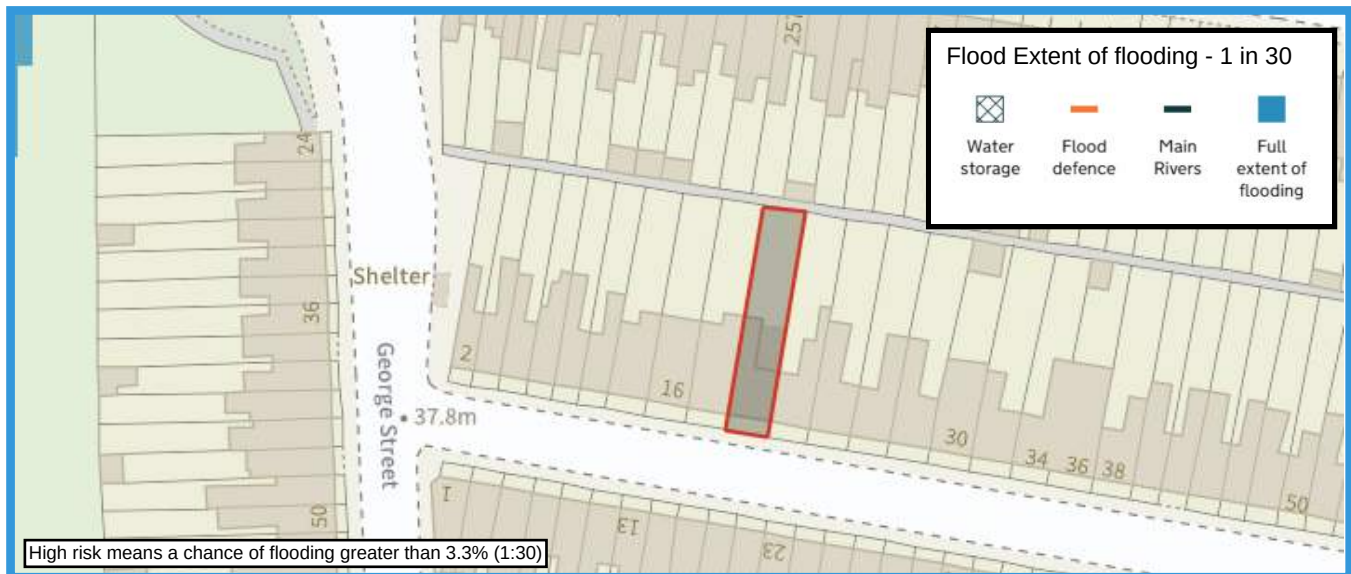


This is the EA Climate change scenarios. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

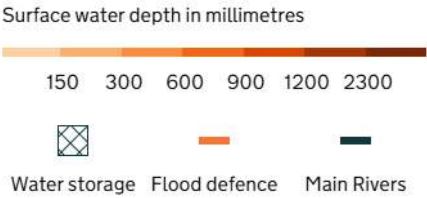
The 'Upper end' (based on the 95th percentile) for the 2070s epoch (2061-2125) has been used for the climate change scenarios. We have chosen long-term epochs appropriate to support long-term planning and development decisions.

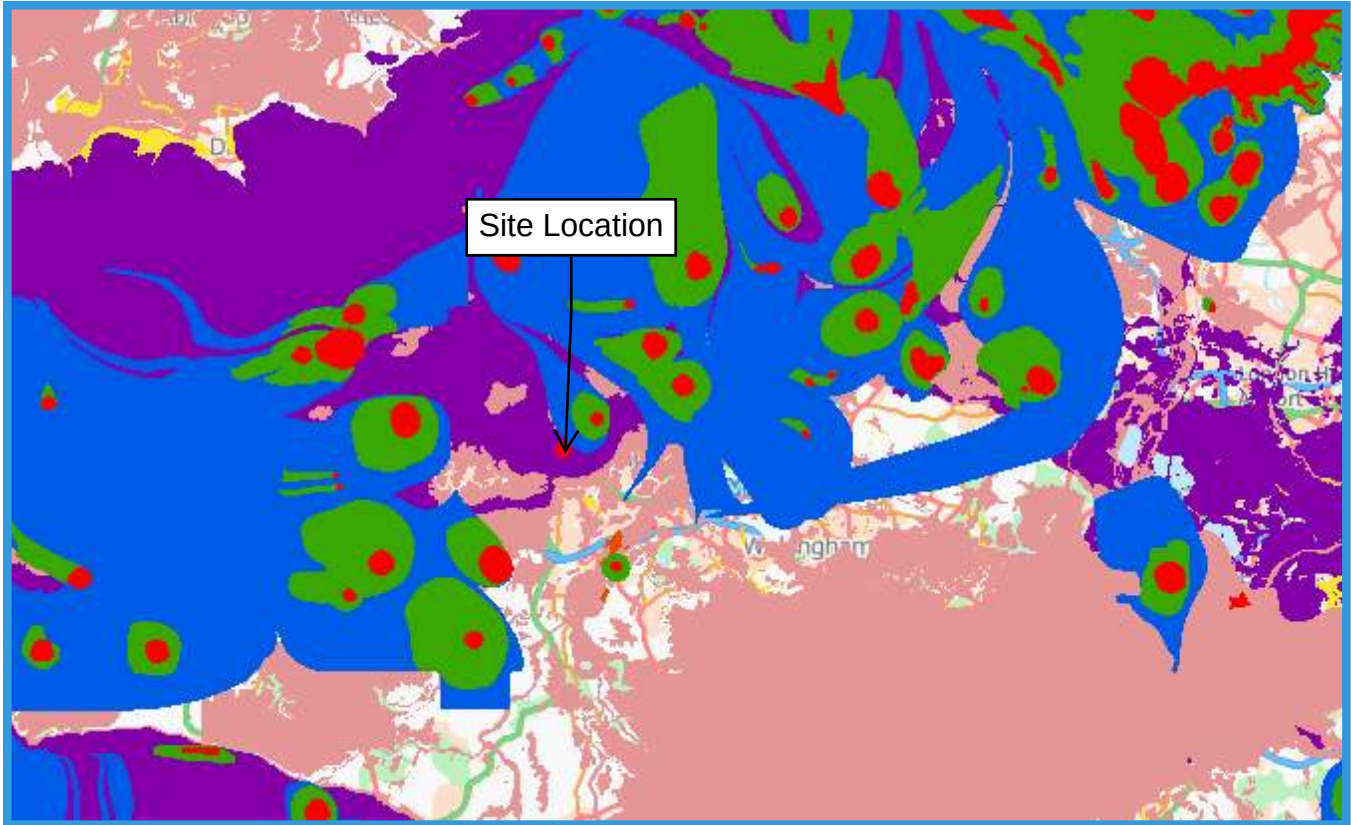
EXTENT

2061 to 2125



WATER DEPTH 2061 to 2125





Site Check Results

Site Check Report generated on Wed Jul 08 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SU71967454

Aquifer Designation Map (Superficial Drift) (England)

TPOLOGY Secondary A

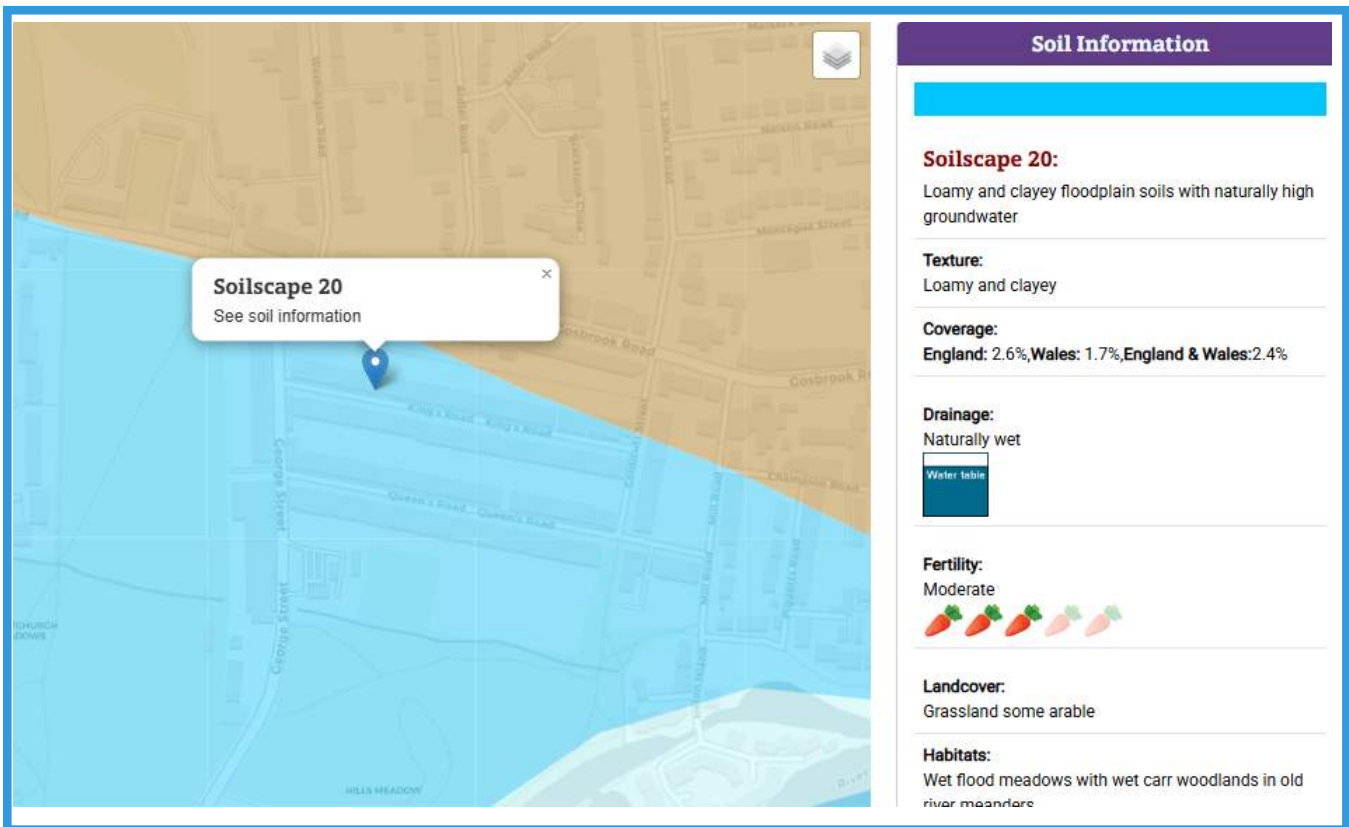
TPOLOGY Unproductive

Aquifer Designation Map (Bedrock) (England)

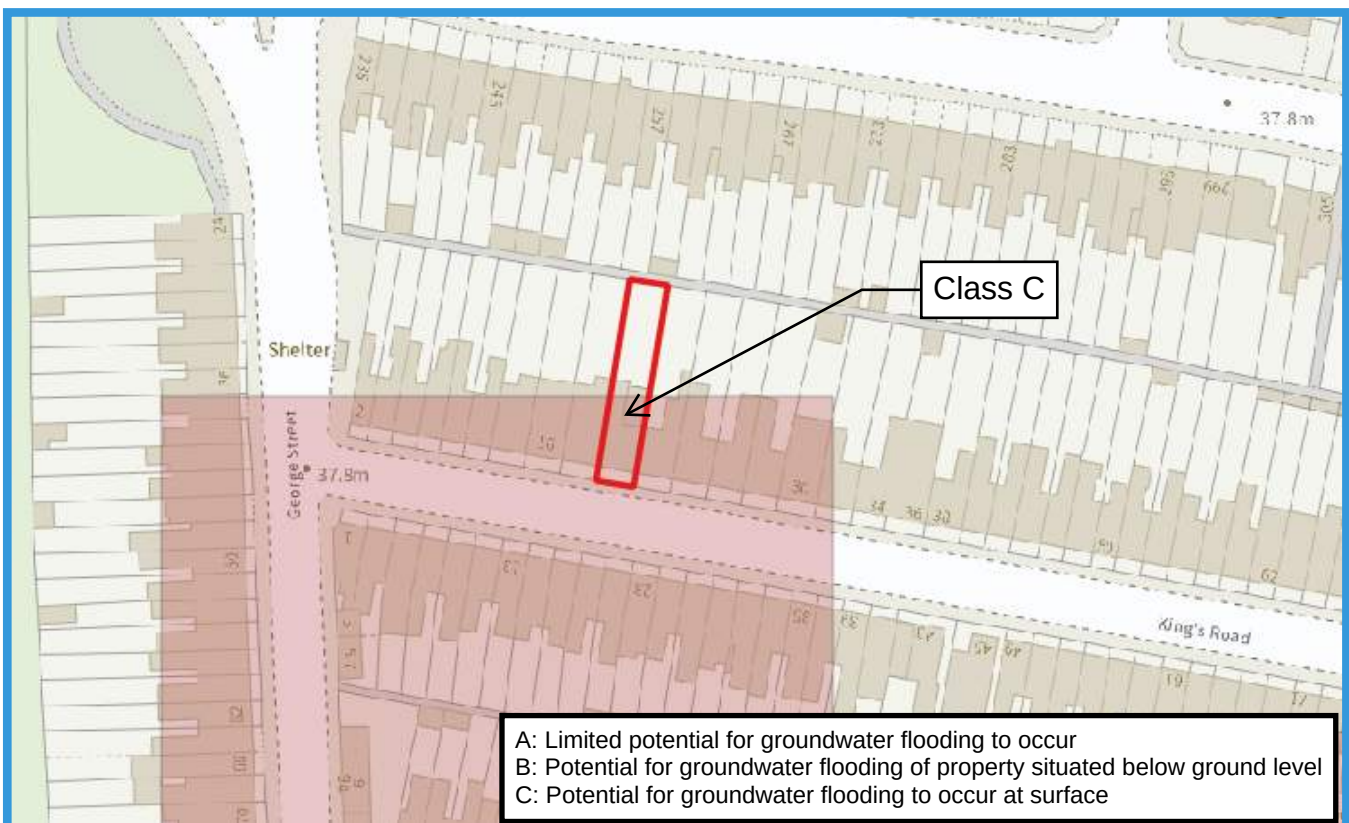
TPOLOGY Principal

Source Protection Zones merged (England)

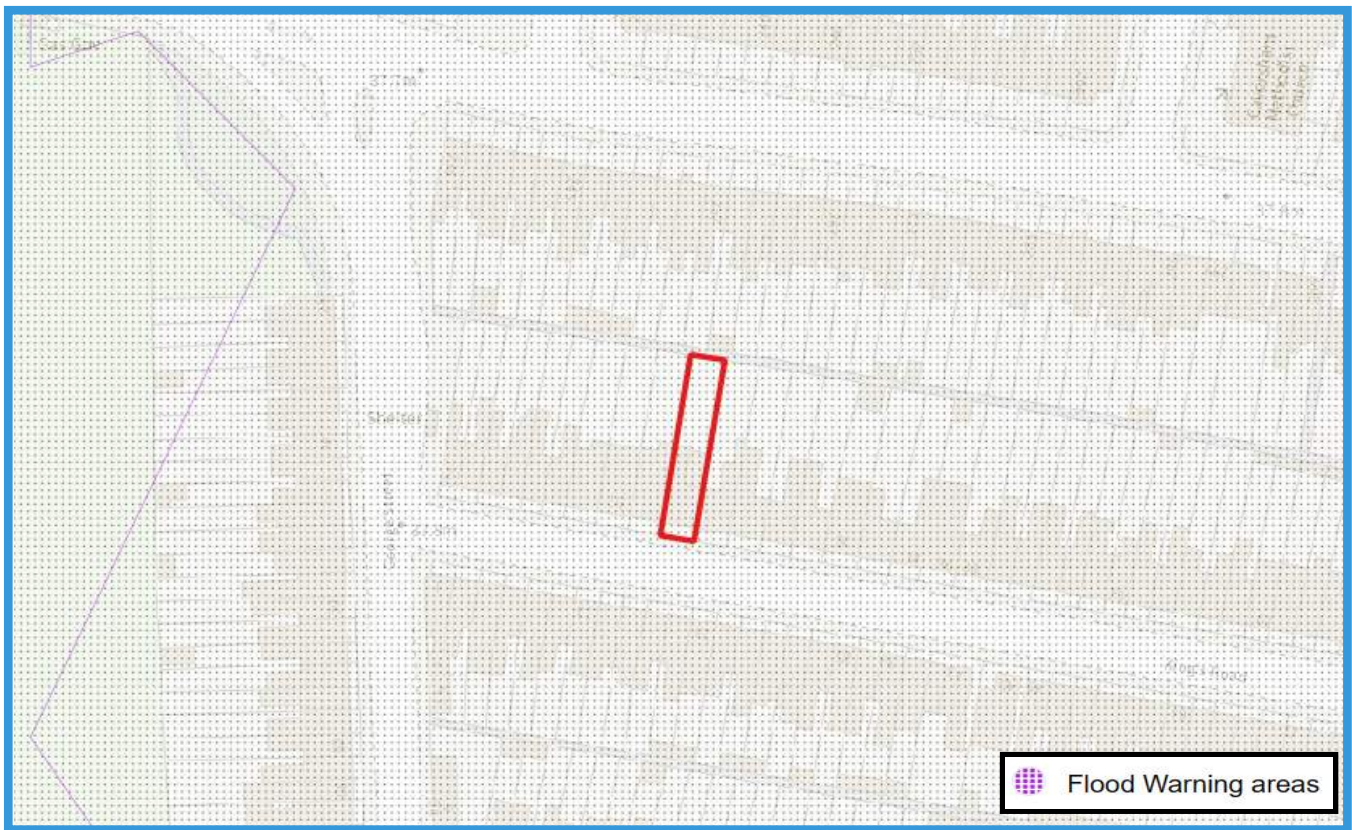
No Features found



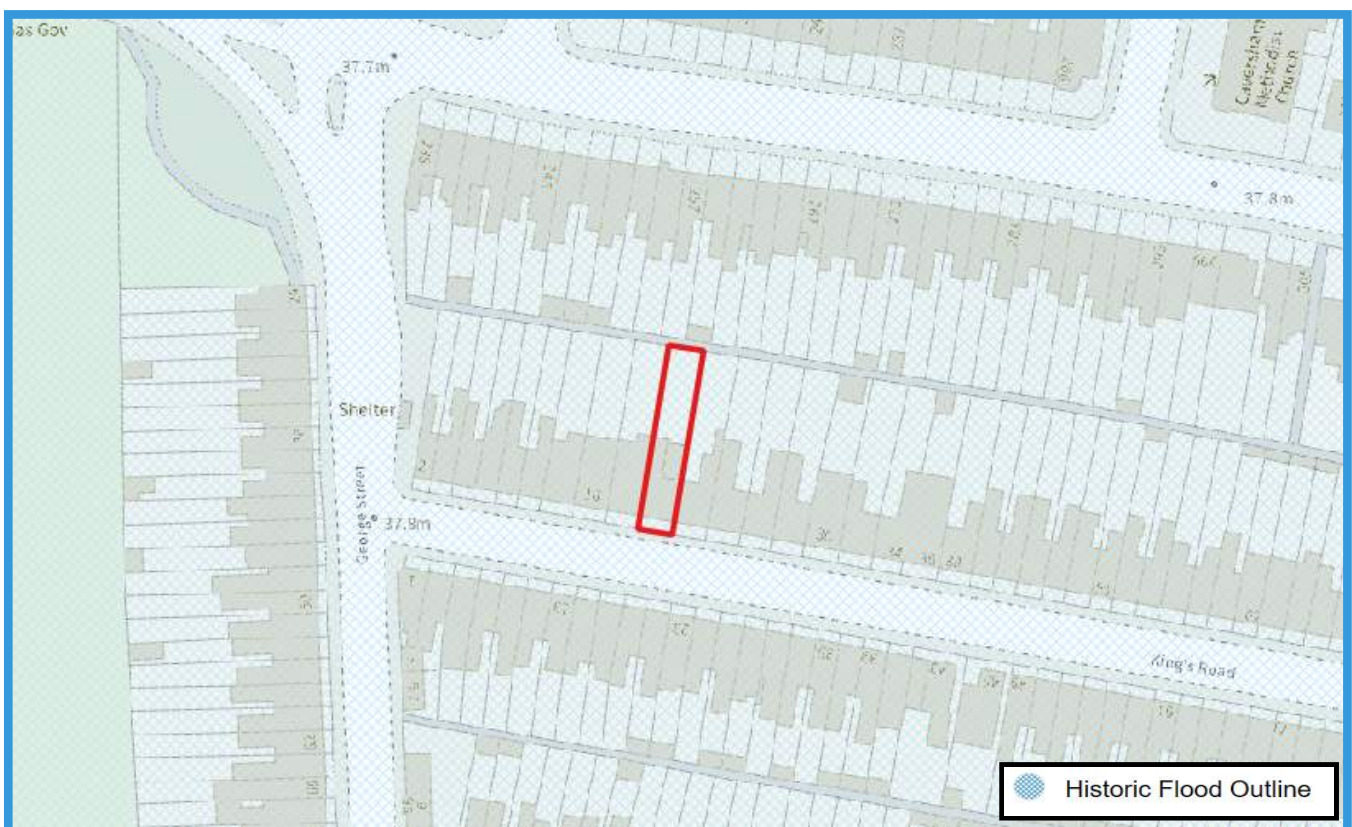
GROUND WATER FLOOD RISK



FLOOD WARNING AREA

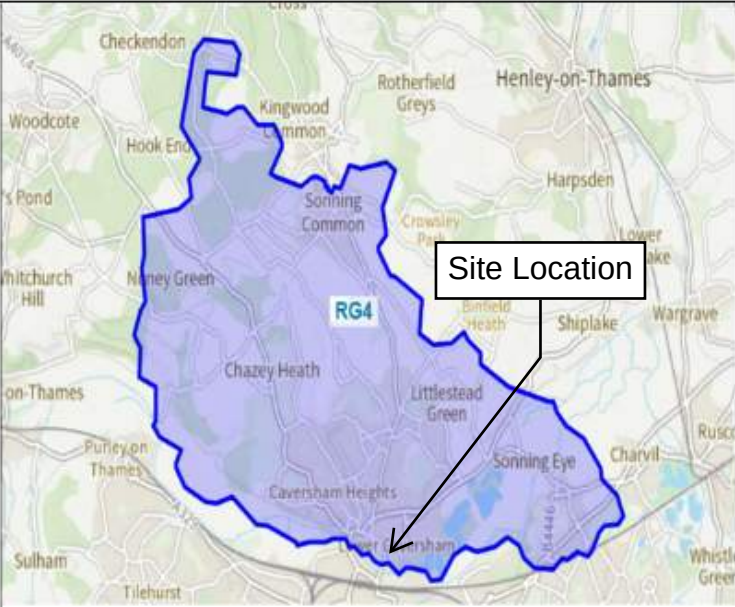


HISTORIC FLOOD MAP



SITE SEWER FLOODING

Table 4 - Sewer Flooding Incidents by Post code area

Post Code	Post Code Area	External Flooding	Internal Flooding	Total
RG4		6	16	22

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
471969/174551

Created
8 July 2026 19:11

Your selected location is in flood zone 3, an area with a high 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 <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

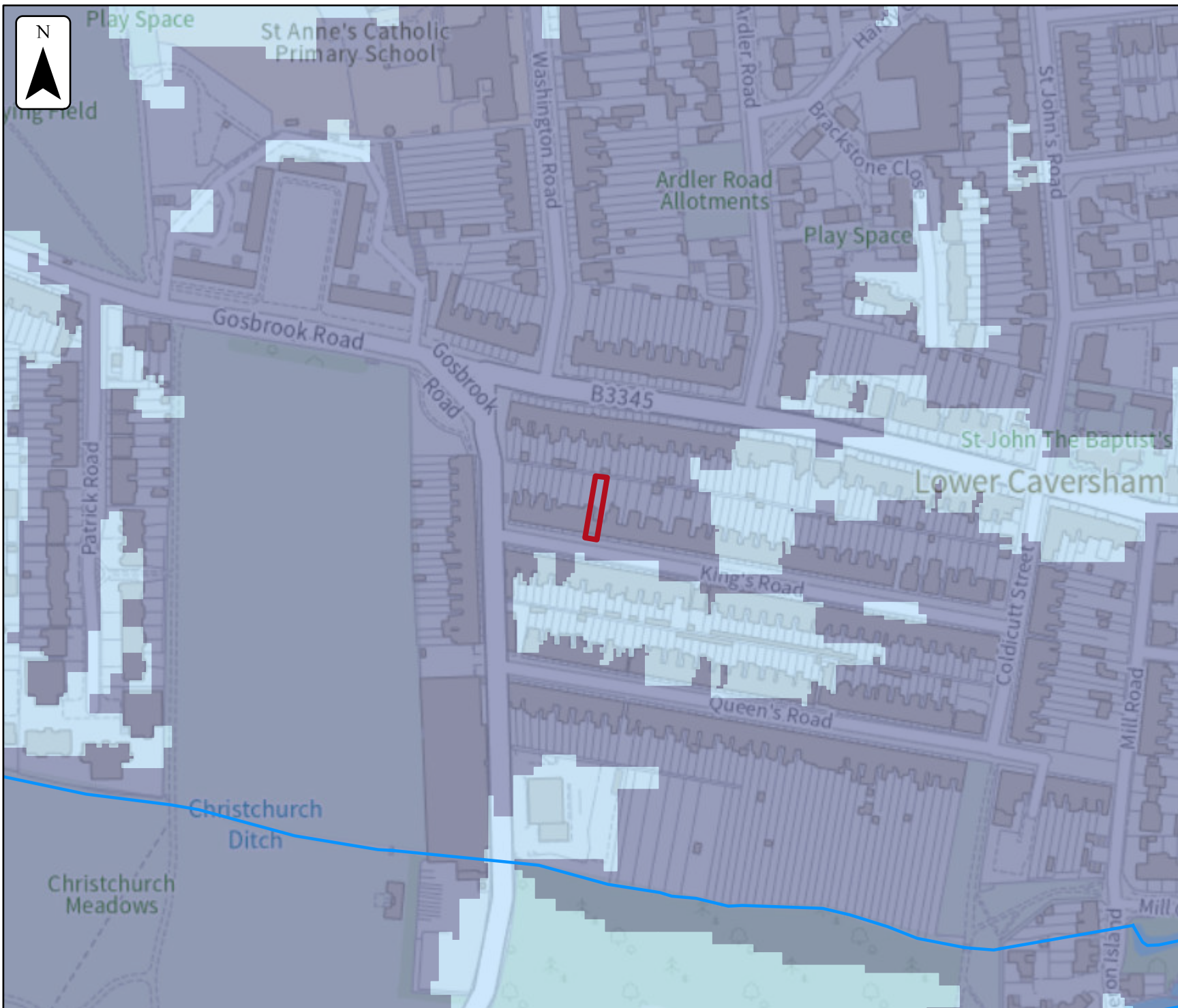
Notes

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
471969/174551

Scale
1:2,500

Created
8 Jul 2026 19:12

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Appendix D

FLOOD LEVELS

Thames (Pangbourne to Sonning) 2019

Level in Channel



Node	Easting	Northing	5yr	10yr	20yr	30yr	50yr	75yr	100yr	100yr +25CC	100yr +35CC	100yr +70CC	200yr	500yr	1000yr
CDC_21	471949.84	174376.98	36.57	37.27	37.450	37.53	37.60	37.67	37.71	37.92	38.00	38.24	37.82	37.96	38.04

Flood Level at the property



Node	Easting	Northing	5yr	10yr	20yr	30yr	50yr	75yr	100yr	100yr +25CC	100yr +35CC	100yr +70CC	200yr	500yr	1000yr
1	471970.72	174550.25	Nil	Nil	Nil	Nil	37.75	37.83	37.874	38.093	38.153	38.333	37.988	38.121	38.19
2	471970.29	174546.26	Nil	Nil	Nil	Nil	37.75	37.83	37.872	38.09	38.151	38.33	37.985	38.118	38.187
3	471969.57	174541.78	Nil	Nil	Nil	Nil	Nil	Nil	37.865	38.087	38.147	38.327	37.98	38.115	38.183

