

## Appendix C – SFRA Maps – Flood Risk

### Map F1 - EA Historic Flood Map

### Map F2 - EA Historic Floodplain Maps

Map F2_N1	-	North Reading (1 of 3)
Map F2_N2	-	North Reading (2 of 3)
Map F2_N3	-	North Reading (3 of 3)
Map F2_C1	-	Central Reading (1 of 3)
Map F2_C2	-	Central Reading (2 of 3)
Map F2_C3	-	Central Reading (3 of 3)
Map F2_S1	-	South/East Reading (1 of 2)
Map F2_S2	-	South/East Reading (2 of 2)
Map F2_W1	-	West Reading (1 of 3)
Map F2_W2	-	West Reading (2 of 3)
Map F2_W3	-	West Reading (3 of 3)

### Map F3 - RBC Historic Flood Records

### Map F4 - EA Flood Zones

Map F4_N	-	North Reading
Map F4_C	-	Central Reading
Map F4_S	-	South/East Reading
Map F4_W	-	West Reading

### Map F5

#### EA Modelled Flood Extents

Map F5_N	-	North Reading
Map F5_C	-	Central Reading
Map F5_S	-	South/East Reading
Map F5_W	-	West Reading

## **PBA Modelled Climate Change Flood Extents**

Map F5\_N\_CC - North Reading  
Map F5\_C\_CC - Central Reading  
Map F5\_S\_CC - South/East Reading  
Map F5\_W\_CC - West Reading

## **Map F6 - Updated Flood Map for Surface Water (uFMfSW)**

Map F6\_N - North Reading  
Map F6\_C - Central Reading  
Map F6\_S - South/East Reading  
Map F6\_W - West Reading

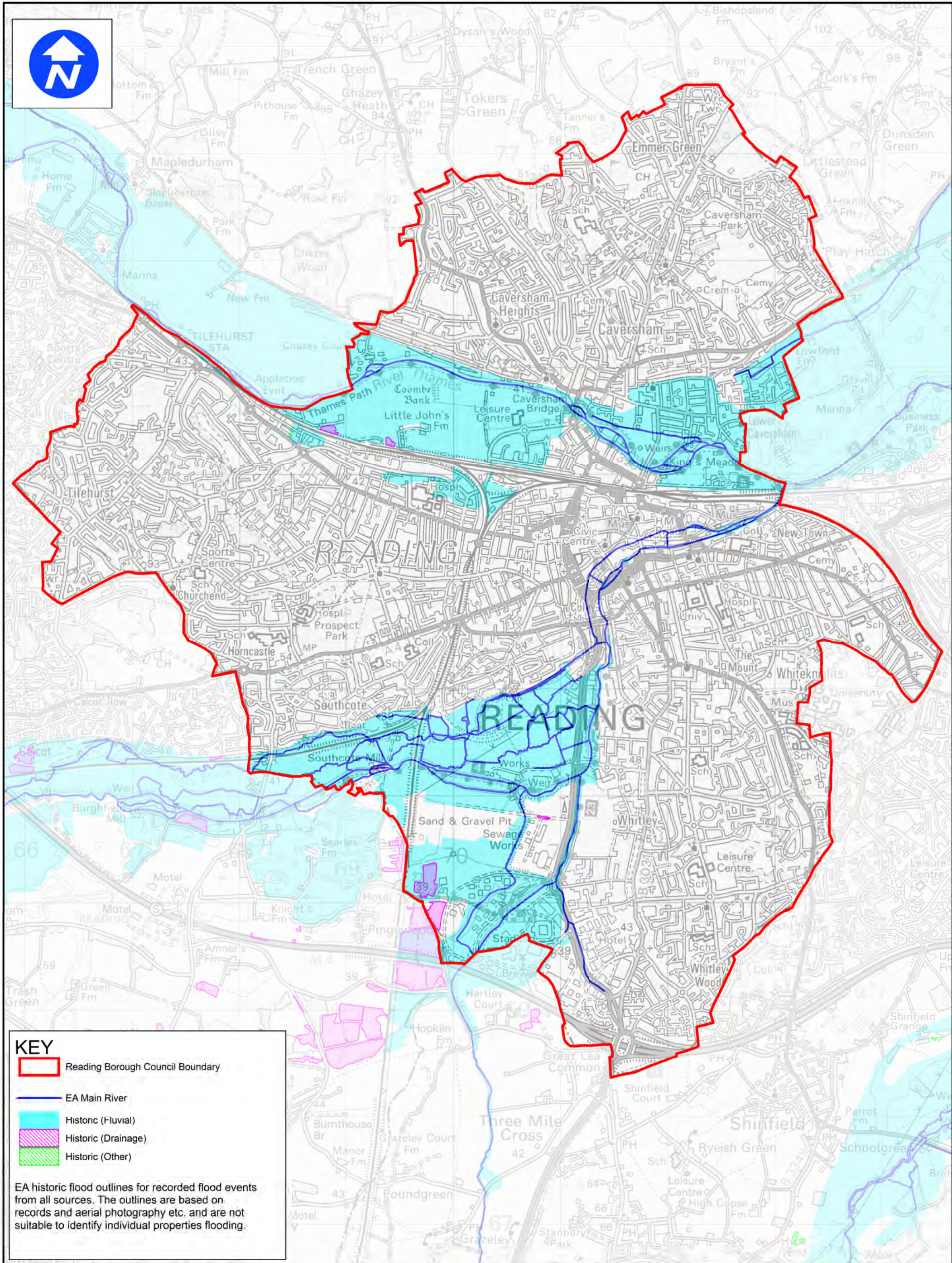
## **Map F7 - Reservoir Flood Map**

## **Map F8 - Areas Susceptible to Groundwater Flooding (AStGWF)**

## **Map F9 - Thames Water DG5 Records**

## **Map F10 - Key Infrastructure overlaid onto EA Flood Zones**





- KEY**
- Reading Borough Council Boundary
  - EA Main River
  - Historic (Fluvial)
  - Historic (Drainage)
  - Historic (Other)

EA historic flood outlines for recorded flood events from all sources. The outlines are based on records and aerial photography etc. and are not suitable to identify individual properties flooding.



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## RBC SFRA

### EA Historic Floodplain Maps

Date: 04/04/2016

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**Map F1**





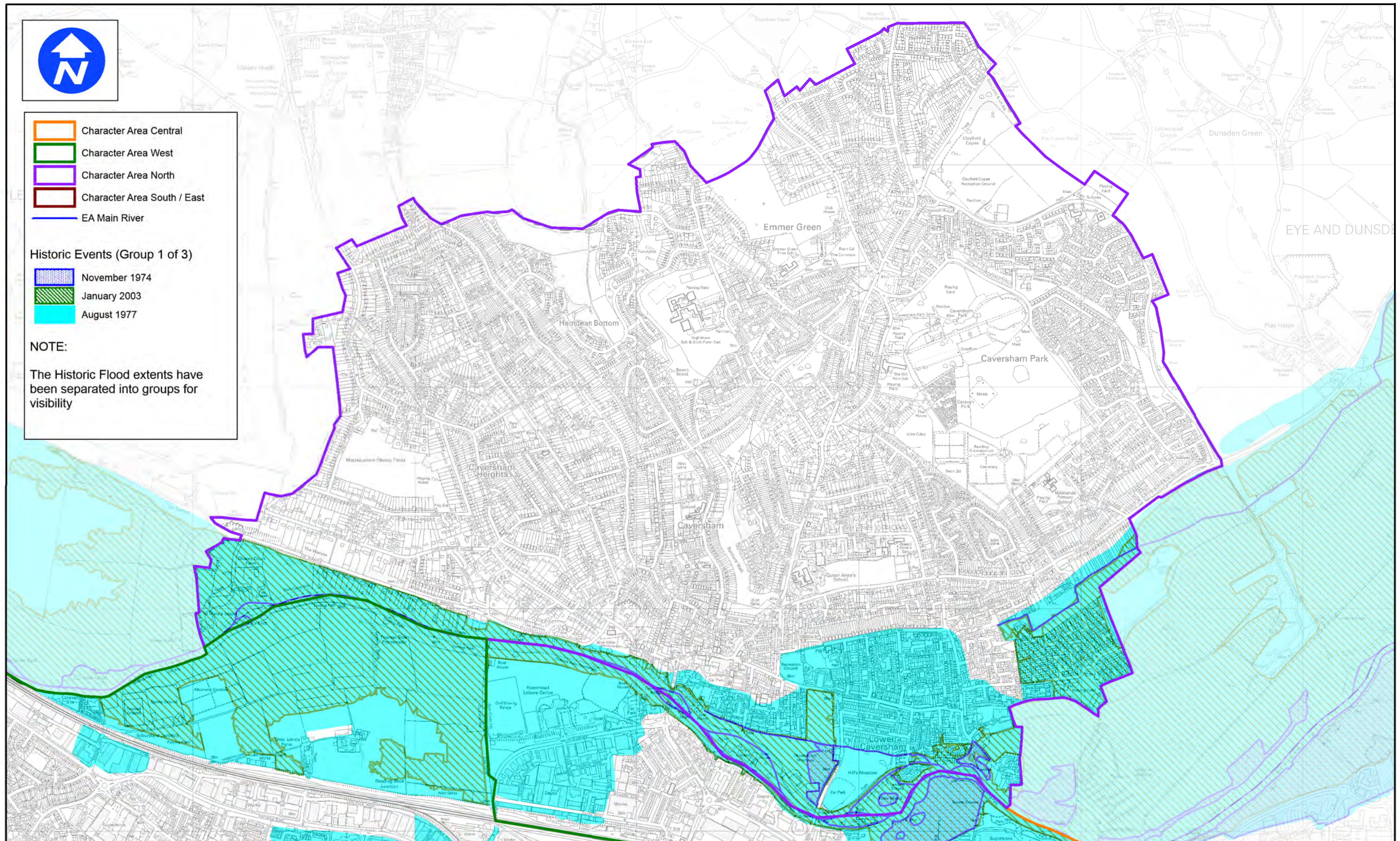
-  Character Area Central
-  Character Area West
-  Character Area North
-  Character Area South / East
-  EA Main River

#### Historic Events (Group 1 of 3)

-  November 1974
-  January 2003
-  August 1977

#### NOTE:

The Historic Flood extents have been separated into groups for visibility



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Character Area North  
EA Historic Flood Map (map 1 of 3)

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**Map F2\_N1**





- Character Area Central
- Character Area West
- Character Area North
- Character Area South / East
- EA Main River

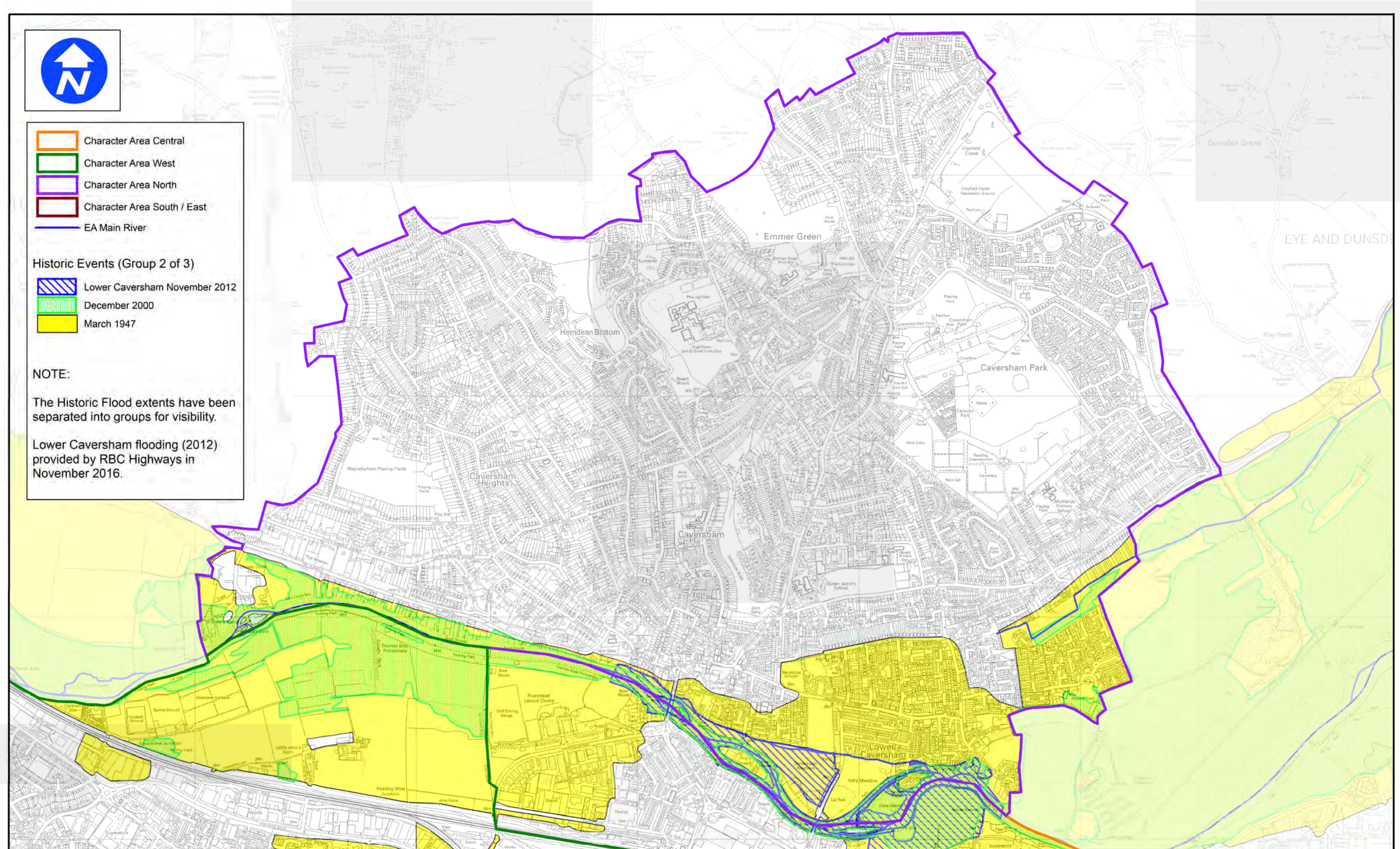
#### Historic Events (Group 2 of 3)

- Lower Caversham November 2012
- December 2000
- March 1947

#### NOTE:

The Historic Flood extents have been separated into groups for visibility.

Lower Caversham flooding (2012) provided by RBC Highways in November 2016.



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EA Historic Flood Map (map 2 of 3)

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**Map F2\_N2**





-  Character Area Central
-  Character Area West
-  Character Area North
-  Character Area South / East
-  EA Main River

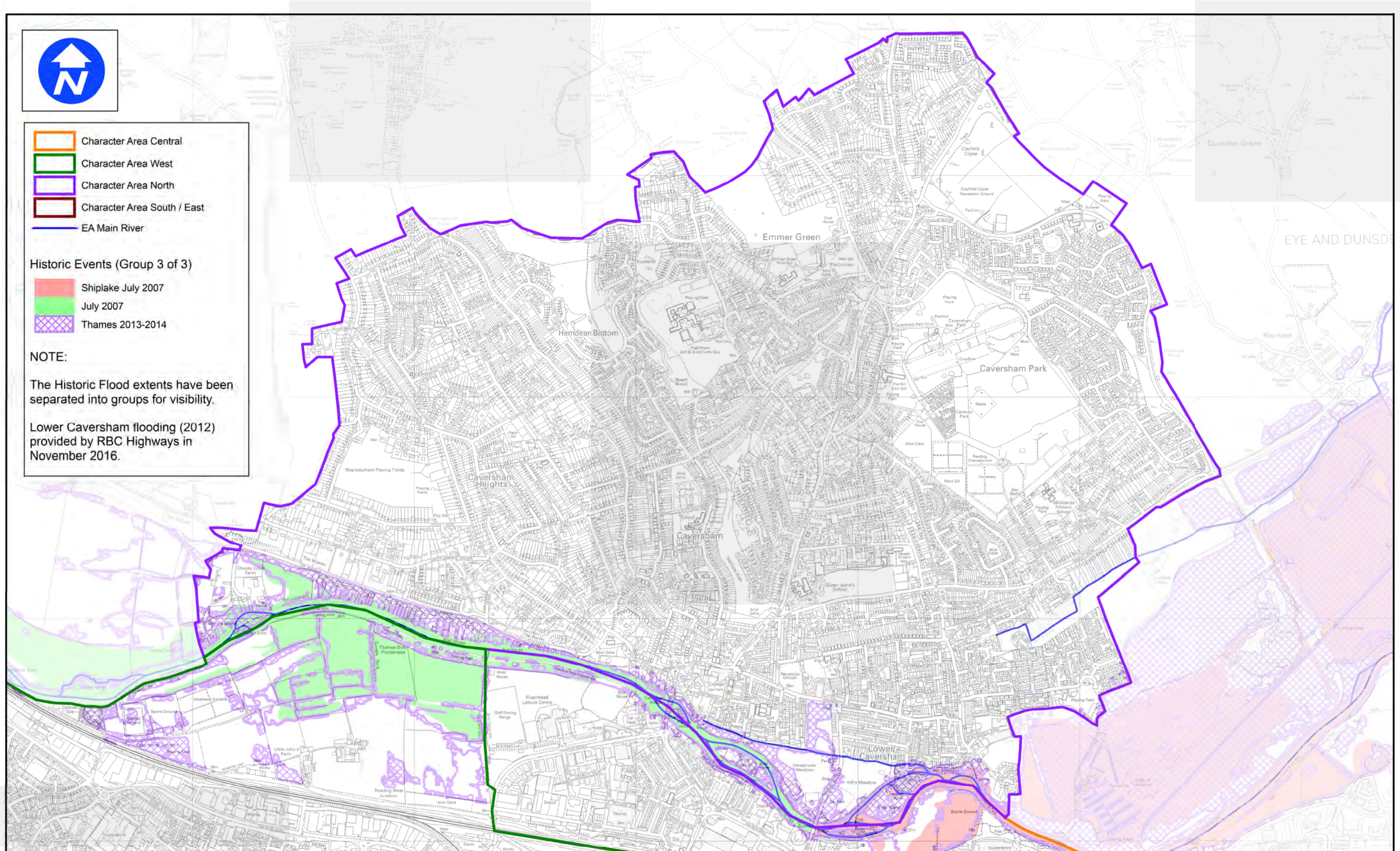
#### Historic Events (Group 3 of 3)

-  Shiplake July 2007
-  July 2007
-  Thames 2013-2014

#### NOTE:

The Historic Flood extents have been separated into groups for visibility.

Lower Caversham flooding (2012)  
provided by RBC Highways in  
November 2016.



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**Map F2\_N3**





-  Character Area Central
-  Character Area West
-  Character Area North
-  Character Area South / East
-  EA Main River

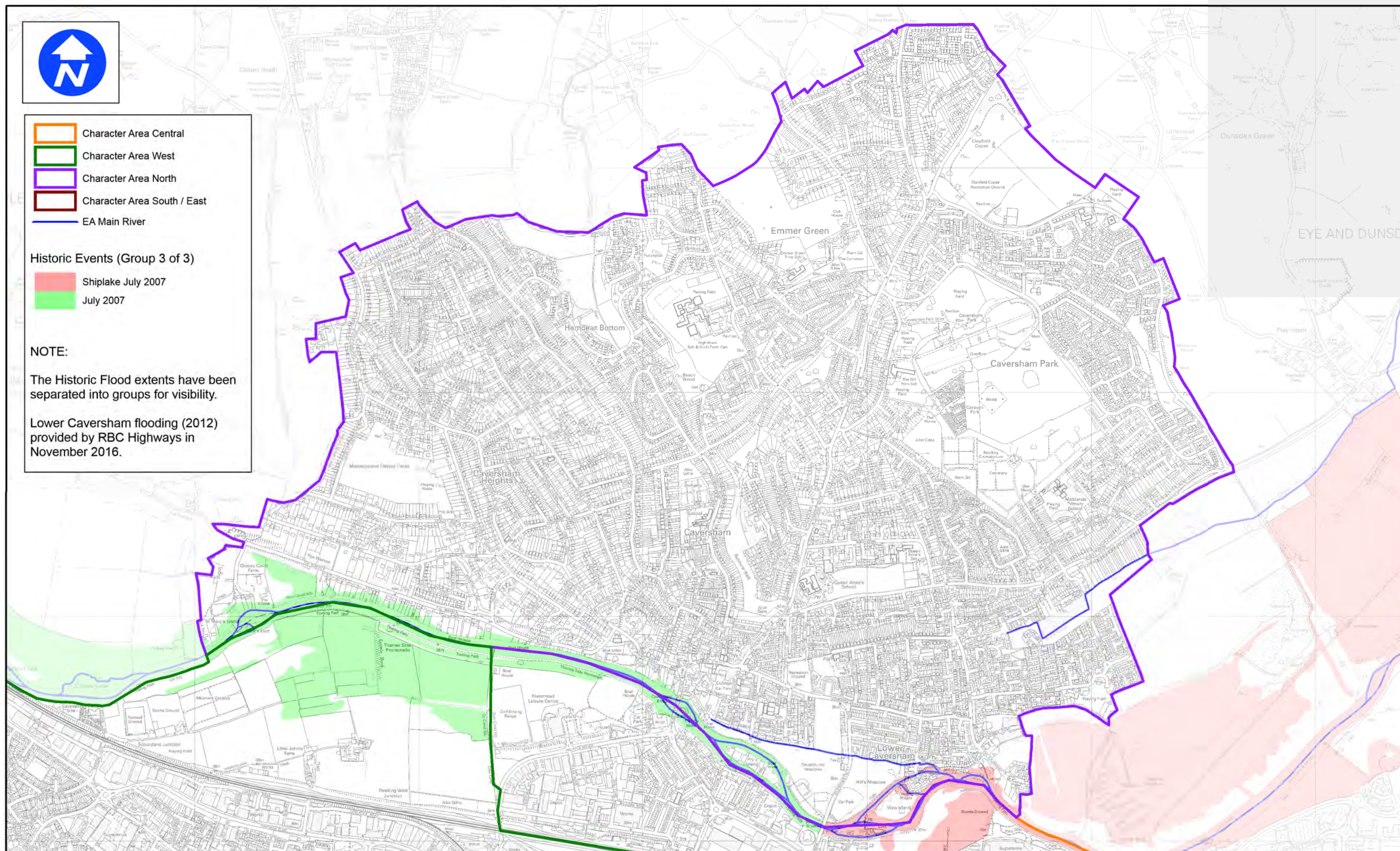
#### Historic Events (Group 3 of 3)

-  Shiplake July 2007
-  July 2007

#### NOTE:

The Historic Flood extents have been separated into groups for visibility.

Lower Caversham flooding (2012)  
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EA Historic Flood Map (map 3 of 3)

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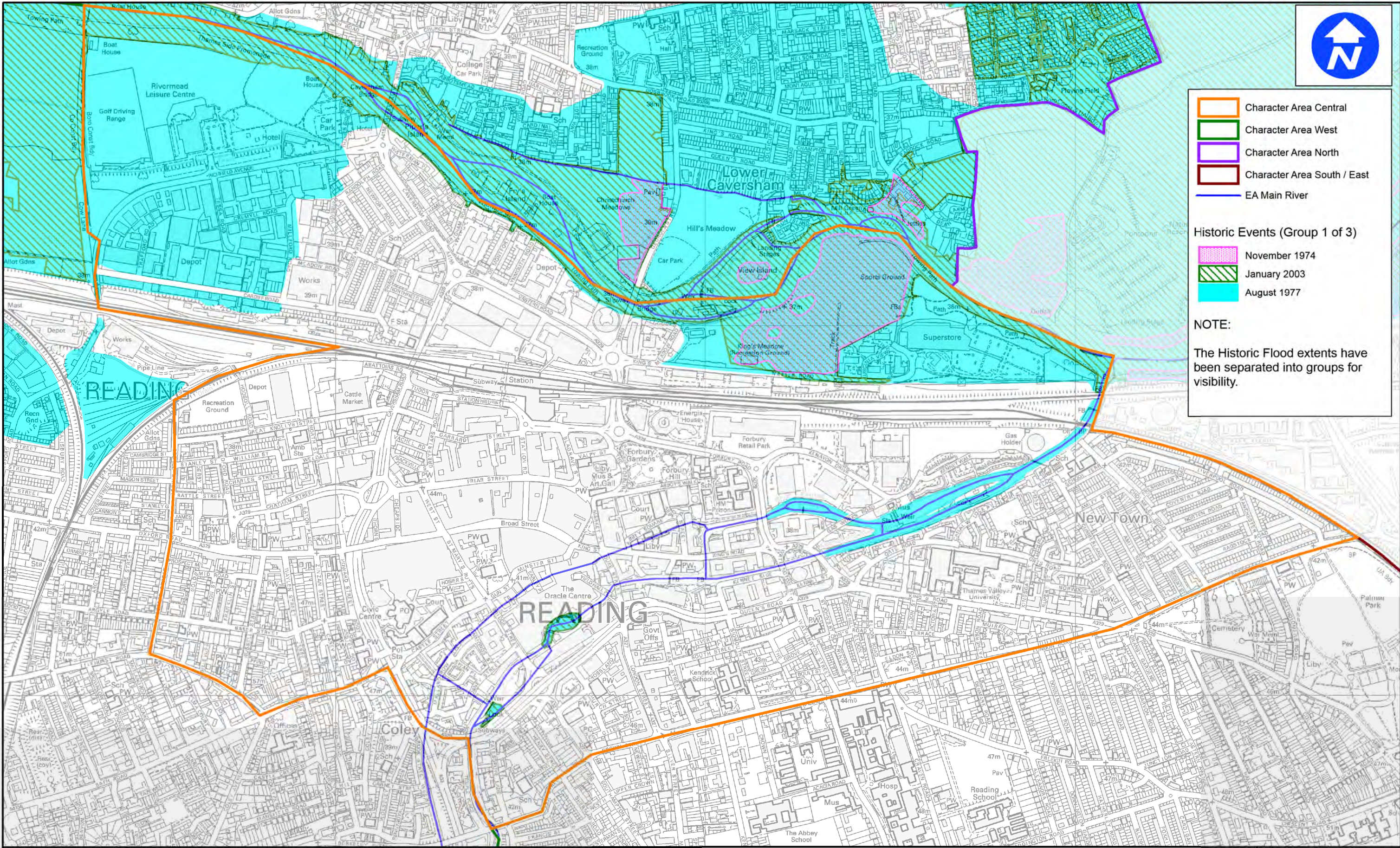
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Map F2\_N3





- Character Area Central
- Character Area West
- Character Area North
- Character Area South / East
- EA Main River

Historic Events (Group 1 of 3)

- November 1974
- January 2003
- August 1977

NOTE:  
The Historic Flood extents have been separated into groups for visibility.



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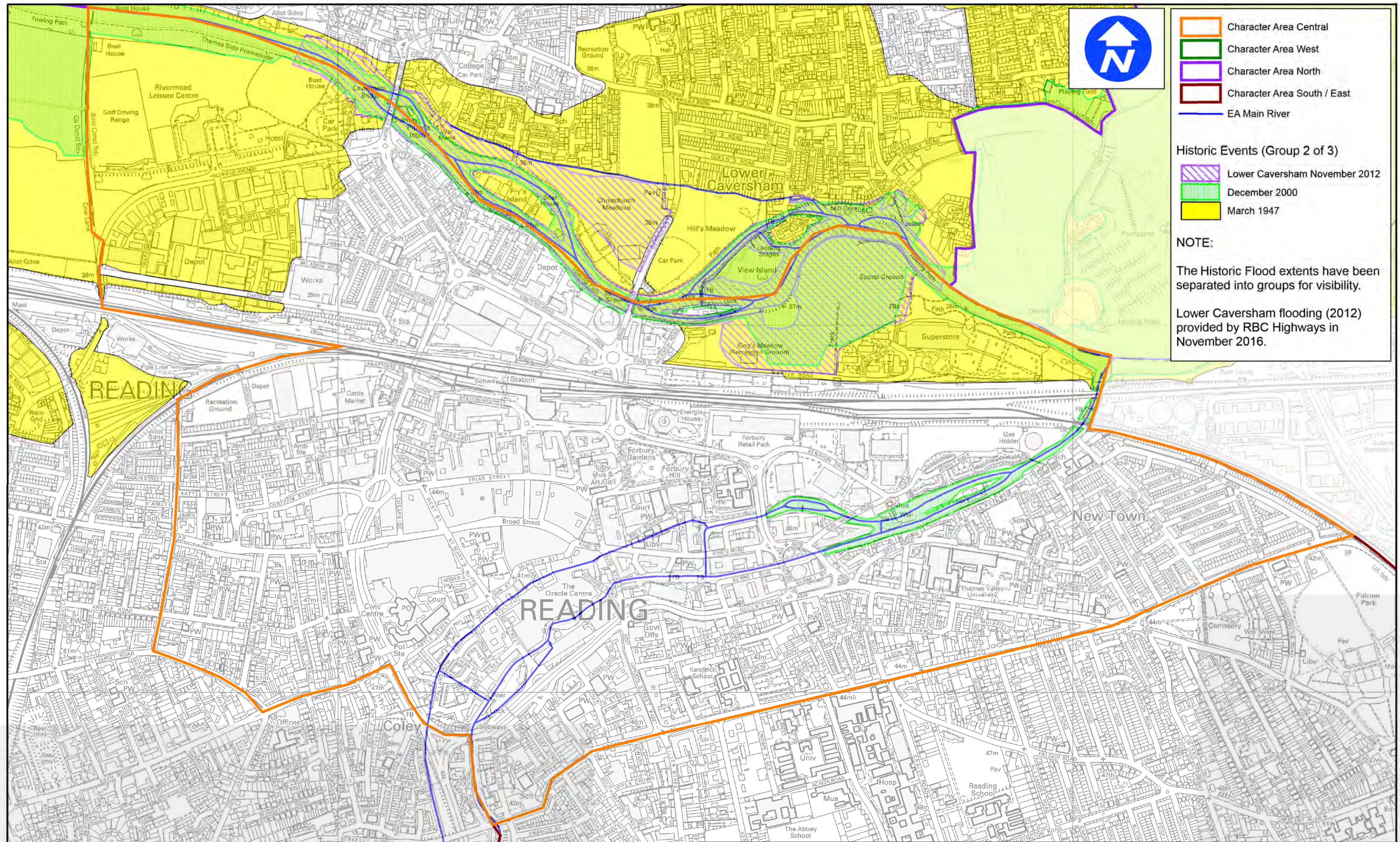
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Character Area Central  
EA Historic Flood Map (map 1 of 3)

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Map F2_C1





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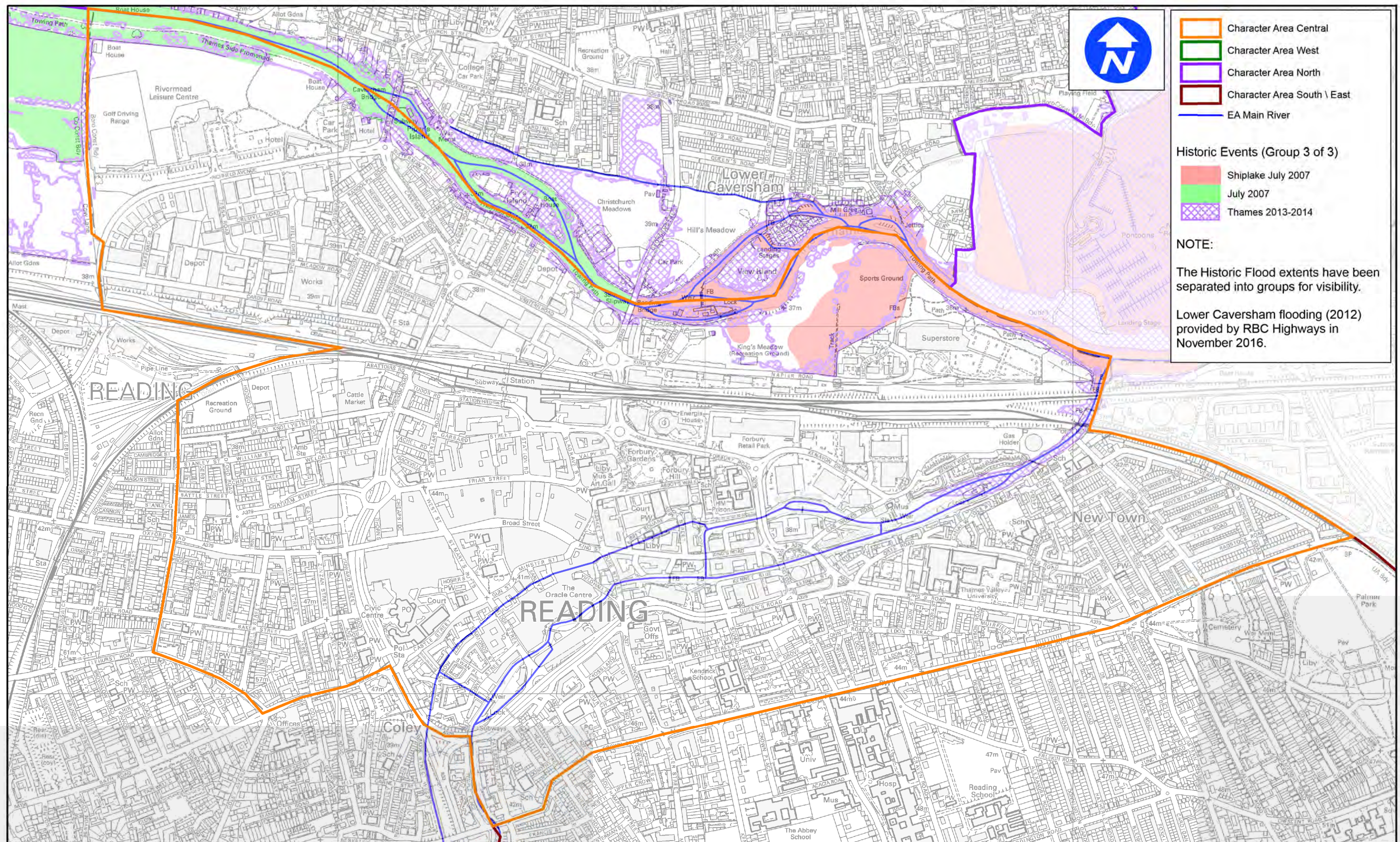
## RBC SFRA

Character Area Central  
EA Historic Flood Map (map 2 of 3)

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**Map F2\_C2**





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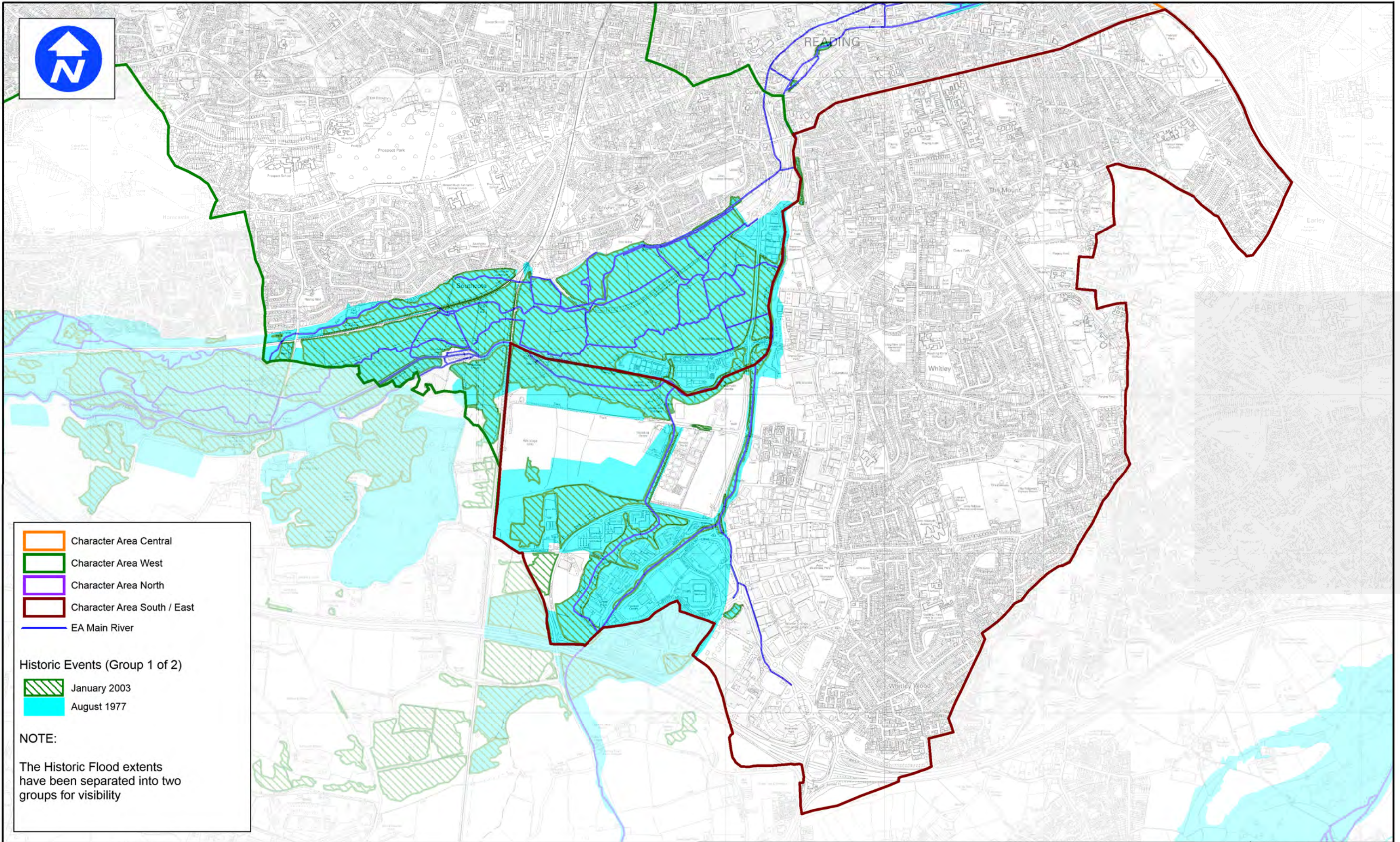
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Figure Number

**Map F2\_C3**





- Character Area Central
- Character Area West
- Character Area North
- Character Area South / East
- EA Main River

- Historic Events (Group 1 of 2)
- January 2003
  - August 1977

NOTE:  
The Historic Flood extents have been separated into two groups for visibility



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Character Area South / East  
EA Historic Flood Map (map 1 of 2)

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Map F2_S1





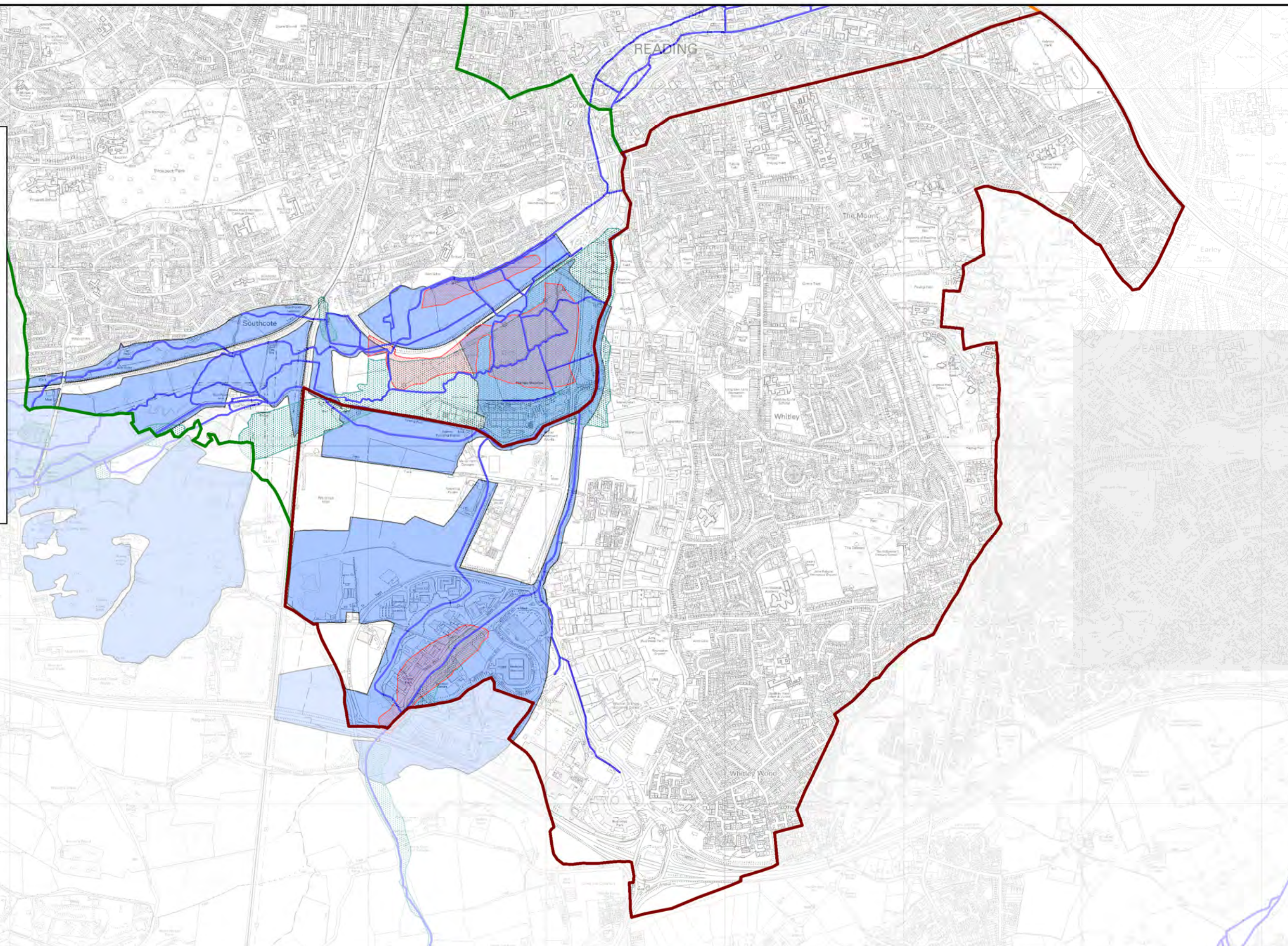
- Character Area Central
- Character Area West
- Character Area North
- Character Area South / East
- EA Main River

#### Historic Events (Group 2 of 2)

- October 1993
- September 1992
- June 1971

#### NOTE:

The Historic Flood extents have been separated into two groups for visibility



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Character Area South / East  
EA Historic Flood Map (map 2 of 2)

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Map F2\_S2





- Character Area Central
- Character Area West
- Character Area North
- Character Area South / East
- EA Main River

Historic Events (Group 3 of 3)

- October 1993
- September 1992
- June 1971
- July 2007

NOTE:

The Historic Flood extents have been separated into groups for visibility



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Character Area West  
EA Historic Flood Map (map 3 of 3)

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Map F2\_W3





- Character Area Central
- Character Area West
- Character Area North
- Character Area South / East
- EA Main River

Historic Events (Group 3 of 3)

- October 1993
- September 1992
- June 1971
- July 2007
- Thames 2013-2014

NOTE:

The Historic Flood extents have been separated into groups for visibility



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Character Area West  
EA Historic Flood Map (map 3 of 3)

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Map F2\_W3





Character Area Central

Character Area West

Character Area North

Character Area South / East

EA Main River

Historic Events (Group 2 of 3)

December 2000

March 1947

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The Historic Flood extents have been separated into groups for visibility



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<b>Map F2_W2</b>





-  Character Area Central
-  Character Area West
-  Character Area North
-  Character Area South / East
-  EA Main River

Historic Events (Group 1 of 3)

-  November 1974
-  January 2003
-  August 1977

NOTE:

The Historic Flood extents have been separated into groups for visibility



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Character Area West  
EA Historic Flood Map (map 1 of 3)

03/01/2017

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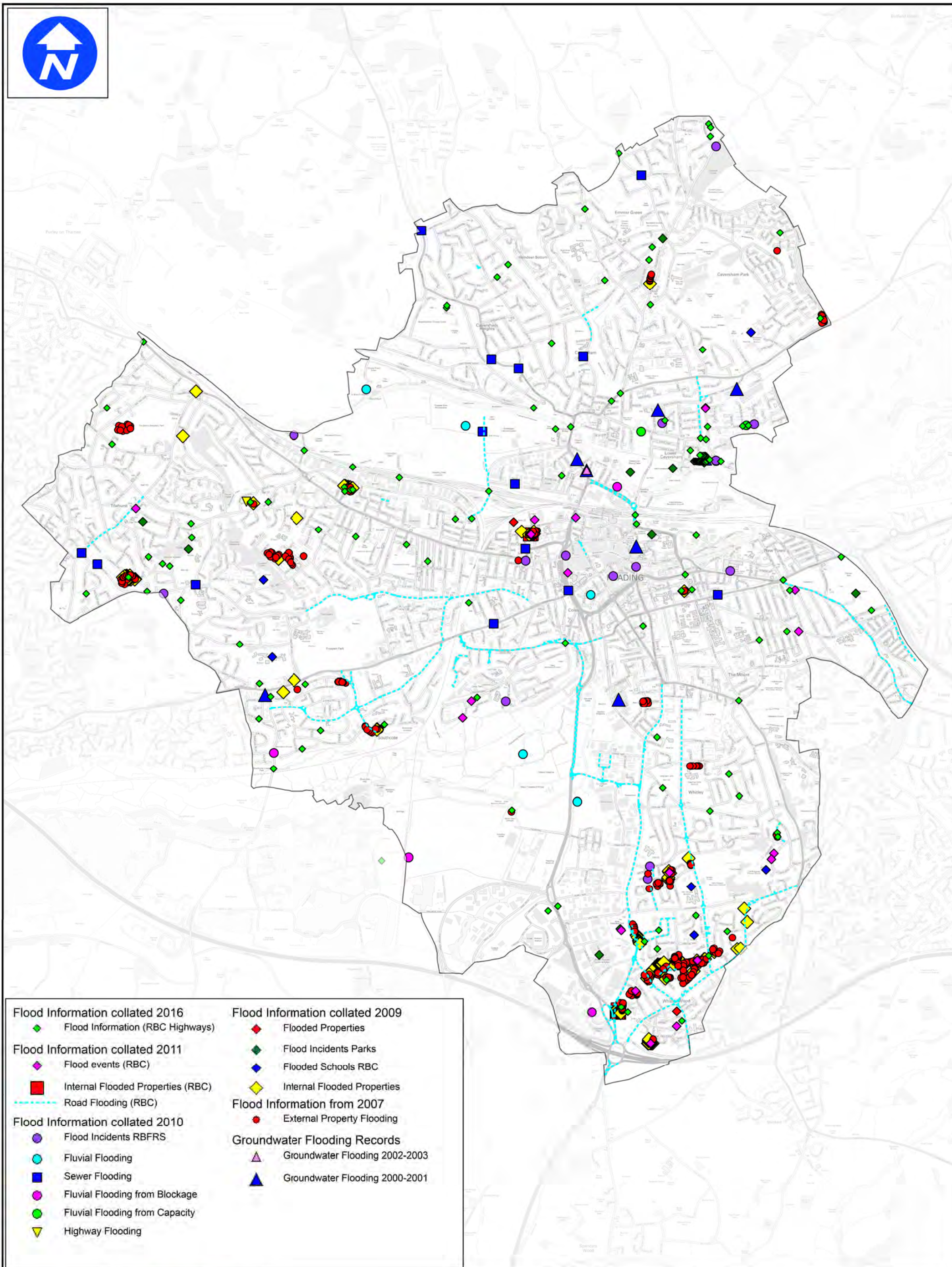
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Map F2\_W1





Flood Information collated 2016

- Green diamond: Flood Information (RBC Highways)

Flood Information collated 2011

- Purple diamond: Flood events (RBC)
- Red square: Internal Flooded Properties (RBC)
- Red circle: Road Flooding (RBC)

Flood Information collated 2010

- Purple circle: Flood Incidents RBFBS
- Cyan circle: Fluvial Flooding
- Blue square: Sewer Flooding
- Pink circle: Fluvial Flooding from Blockage
- Green circle: Fluvial Flooding from Capacity
- Yellow triangle: Highway Flooding

Flood Information collated 2009

- Red diamond: Flooded Properties
- Green diamond: Flood Incidents Parks
- Blue diamond: Flooded Schools RBC
- Yellow diamond: Internal Flooded Properties

Flood Information from 2007

- Red circle: External Property Flooding

Groundwater Flooding Records

- Purple triangle: Groundwater Flooding 2002-2003
- Blue triangle: Groundwater Flooding 2000-2001



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### RBC Historic Flood Records

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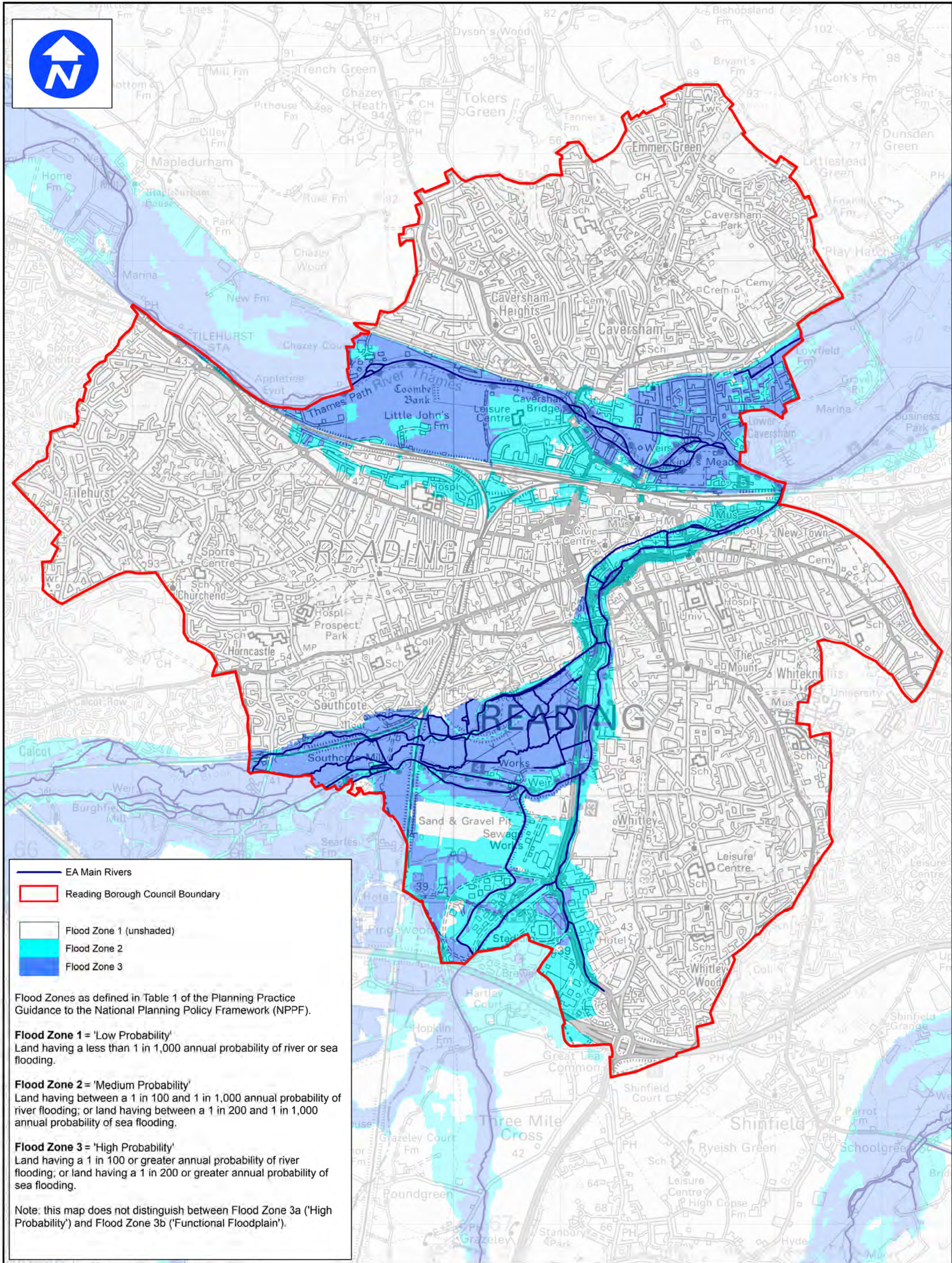
Rev: -

Figure Number

**Figure F3**

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- EA Main Rivers
- Reading Borough Council Boundary
- Flood Zone 1 (unshaded)
- Flood Zone 2
- Flood Zone 3

Flood Zones as defined in Table 1 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

**Flood Zone 1 = 'Low Probability'**  
Land having a less than 1 in 1,000 annual probability of river or sea flooding.

**Flood Zone 2 = 'Medium Probability'**  
Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

**Flood Zone 3 = 'High Probability'**  
Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding.

Note: this map does not distinguish between Flood Zone 3a ('High Probability') and Flood Zone 3b ('Functional Floodplain').



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## RBC SFRA

### Environment Agency Flood Zones

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Map F4



- EA Main Rivers
- Flood Zone 1 (unshaded)
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b (\*refer to note)

Character Area North

Flood Zones as defined in Table 1 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

**Flood Zone 1** = 'Low Probability' - Land having a less than 1 in 1,000 (0.1%) annual probability of river or sea flooding.

**Flood Zone 2** = 'Medium Probability' - Land having between a 1 in 100 (1%) and 1 in 1,000 (0.1%) annual probability of river flooding; or land having between a 1 in 200 (0.5%) and 1 in 1,000 (0.1%) annual probability of sea flooding.

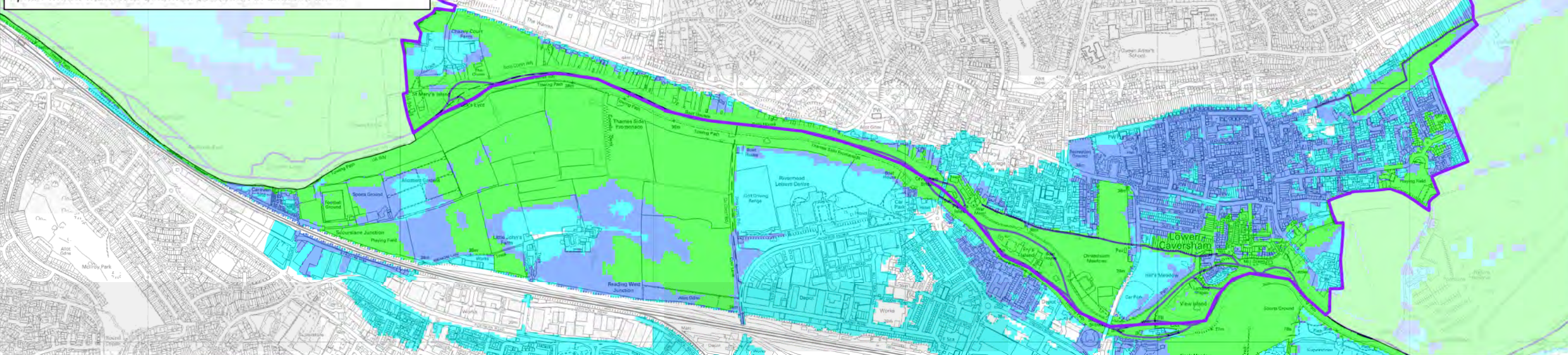
**Flood Zone 3a** = 'High Probability' - Land having a 1 in 100 (1%) or greater annual probability of river flooding; or land having a 1 in 200 (0.5%) or greater annual probability of sea flooding.

**Flood Zone 3b** = 'Land where water has to flow or be stored in times of flood' (see below)

The extent of Flood Zone 3b has been defined by land having a 1 in 20 (5%) or greater annual probability of river flooding. Flood Zone 3b has been further delineated into two sub-categories (to be considered on a site specific basis):

o **Flood Zone 3b - 'Developed'** - refers to areas of 'previously developed land', which are to be considered equivalent to Flood Zone 3a sites for planning purposes, and;

o **Flood Zone 3b - 'Functional Floodplain'** - areas of existing open space where water has to flow or be stored in times of flood.



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Character Area North  
EA Flood Zone Map

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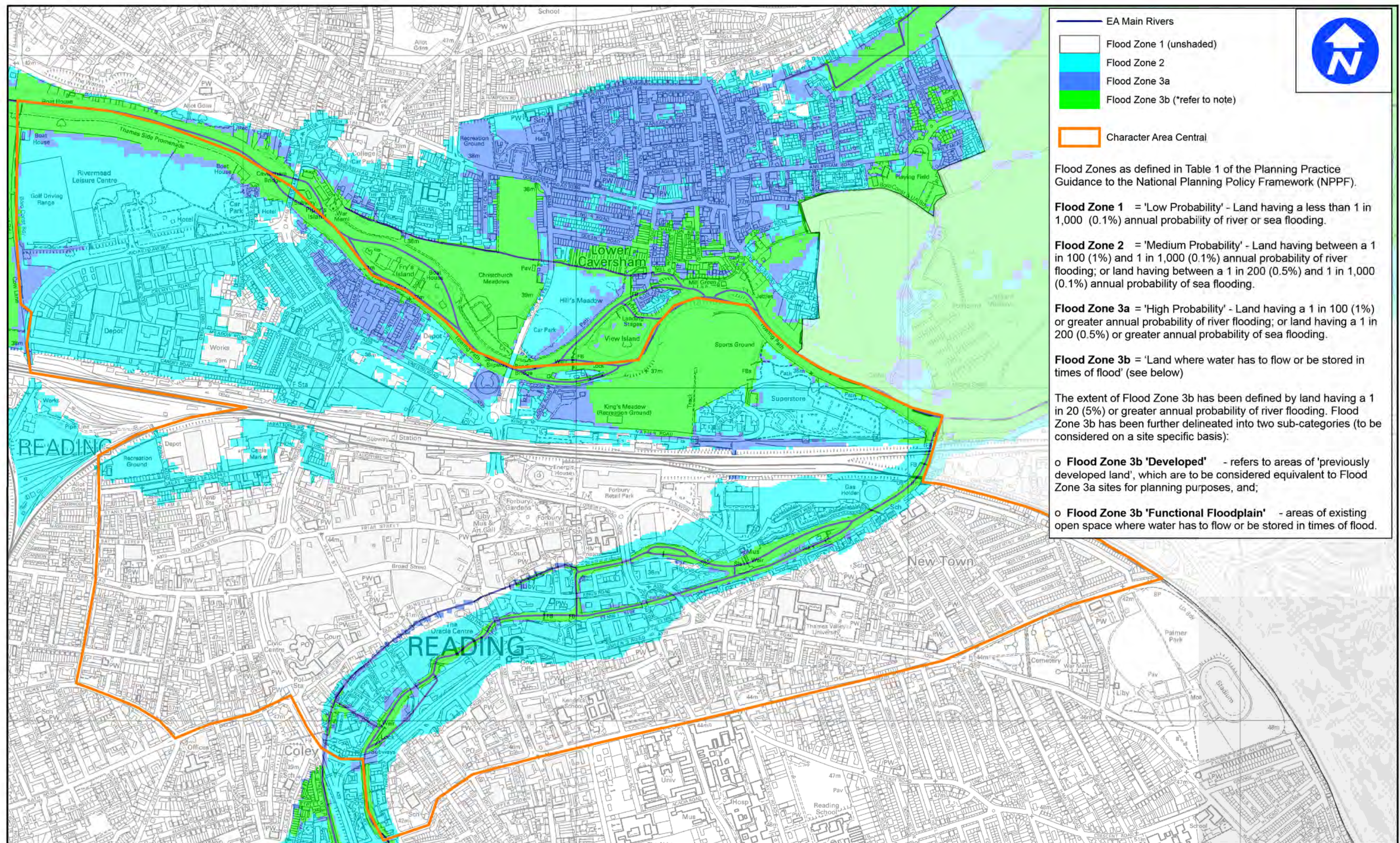
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Figure Number

**Map F4\_N**





- EA Main Rivers
- Flood Zone 1 (unshaded)
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b (\*refer to note)
- Character Area Central

Flood Zones as defined in Table 1 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

**Flood Zone 1** = 'Low Probability' - Land having a less than 1 in 1,000 (0.1%) annual probability of river or sea flooding.

**Flood Zone 2** = 'Medium Probability' - Land having between a 1 in 100 (1%) and 1 in 1,000 (0.1%) annual probability of river flooding; or land having between a 1 in 200 (0.5%) and 1 in 1,000 (0.1%) annual probability of sea flooding.

**Flood Zone 3a** = 'High Probability' - Land having a 1 in 100 (1%) or greater annual probability of river flooding; or land having a 1 in 200 (0.5%) or greater annual probability of sea flooding.

**Flood Zone 3b** = 'Land where water has to flow or be stored in times of flood' (see below)

The extent of Flood Zone 3b has been defined by land having a 1 in 20 (5%) or greater annual probability of river flooding. Flood Zone 3b has been further delineated into two sub-categories (to be considered on a site specific basis):

- o **Flood Zone 3b 'Developed'** - refers to areas of 'previously developed land', which are to be considered equivalent to Flood Zone 3a sites for planning purposes, and;
- o **Flood Zone 3b 'Functional Floodplain'** - areas of existing open space where water has to flow or be stored in times of flood.



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## RBC SFRA

Character Area Central  
Flood Zone Map

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Scale: NTS

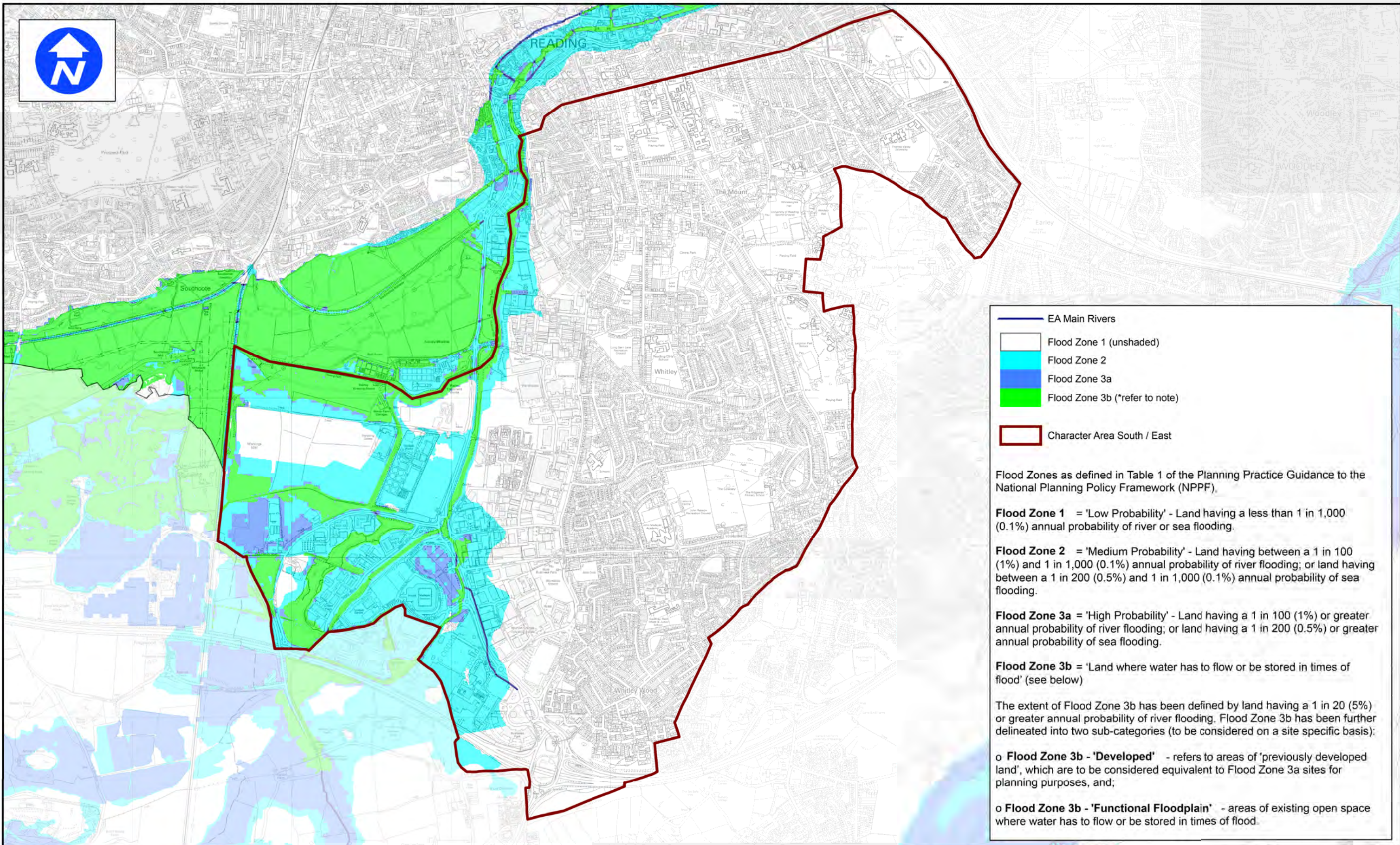
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Figure Number

Map F4\_C





EA Main Rivers

Flood Zone 1 (unshaded)

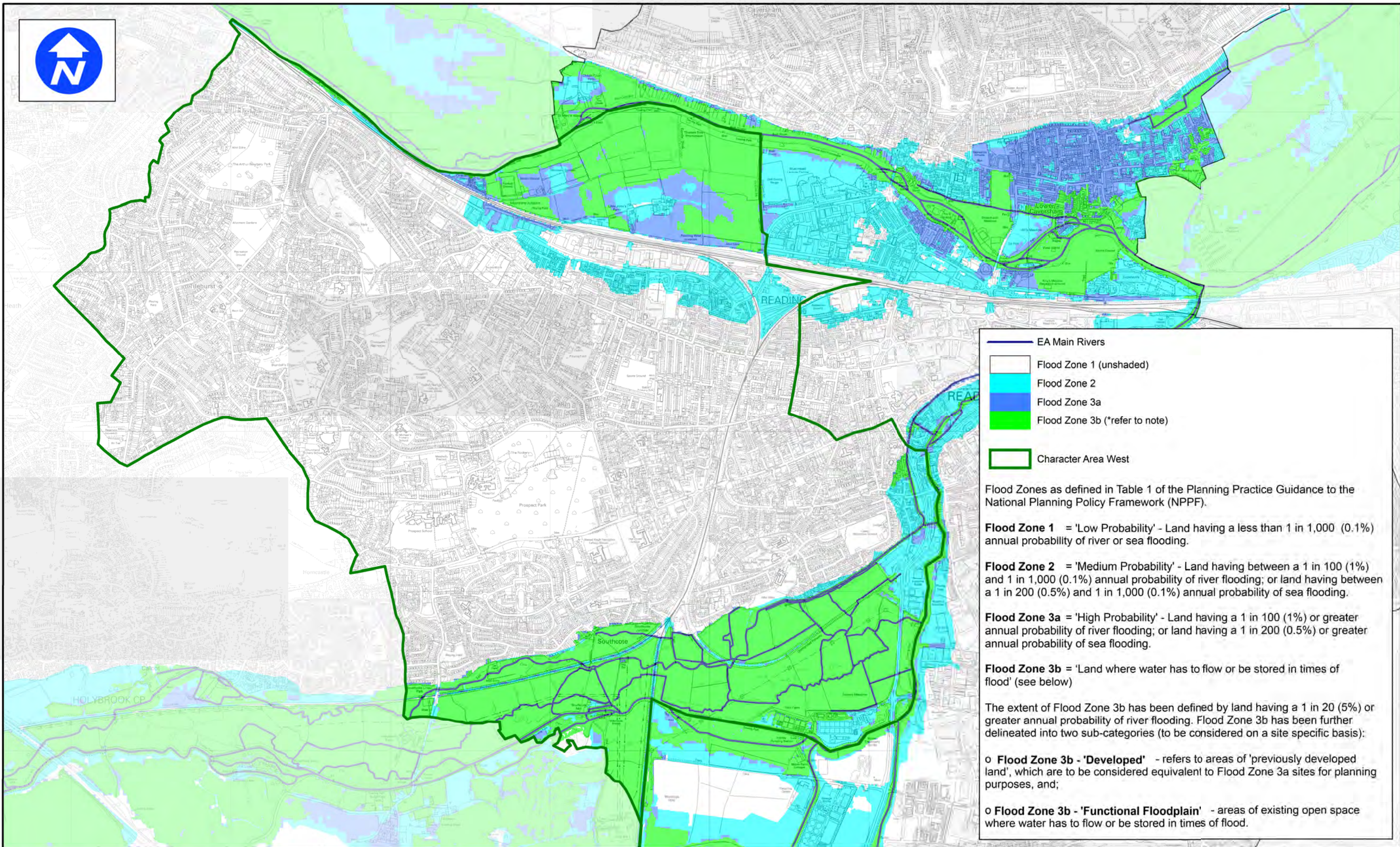
Flood Zone 2

Flood Zone 3a

Flood Zone 3b (\*refer to note)

Character Area South / East





EA Main Rivers

Flood Zone 1 (unshaded)

Flood Zone 2

Flood Zone 3a

Flood Zone 3b (\*refer to note)

Character Area West

Flood Zones as defined in Table 1 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

**Flood Zone 1** = 'Low Probability' - Land having a less than 1 in 1,000 (0.1%) annual probability of river or sea flooding.

**Flood Zone 2** = 'Medium Probability' - Land having between a 1 in 100 (1%) and 1 in 1,000 (0.1%) annual probability of river flooding; or land having between a 1 in 200 (0.5%) and 1 in 1,000 (0.1%) annual probability of sea flooding.

**Flood Zone 3a** = 'High Probability' - Land having a 1 in 100 (1%) or greater annual probability of river flooding; or land having a 1 in 200 (0.5%) or greater annual probability of sea flooding.

**Flood Zone 3b** = 'Land where water has to flow or be stored in times of flood' (see below)

The extent of Flood Zone 3b has been defined by land having a 1 in 20 (5%) or greater annual probability of river flooding. Flood Zone 3b has been further delineated into two sub-categories (to be considered on a site specific basis):

- o **Flood Zone 3b - 'Developed'** - refers to areas of 'previously developed land', which are to be considered equivalent to Flood Zone 3a sites for planning purposes, and;
- o **Flood Zone 3b - 'Functional Floodplain'** - areas of existing open space where water has to flow or be stored in times of flood.

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