Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**476064/165949**	**1 May 2025 12:14**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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.

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Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
476064/165949

Scale
1:2,500

Created
1 May 2025 12:14

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

0 20 40 60 m

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Back to select an address

Flood risk summary

Your selected location: 10 Highfield Park, Eversley Road, Arborfield Cross, Reading, RG2 9PP

This information tells you the flood risk of the land around a building, not the building itself.

- How we assess an area's flood risk
- Flood risk and climate change

Surface water

More about your surface water flood risk (/surface-water)

Yearly chance of flooding

Very low	Low	Medium	High

Yearly chance of flooding between 2040 and 2060

Very low	Low	Medium	High

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 (/rivers-and-sea)

Yearly chance of flooding

Very low	Low	Medium	High

Yearly chance of flooding between 2036 and 2069

Very low	Low	Medium	High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

- Why flood defences cannot completely prevent flooding

Other flood risks

More about groundwater and reservoirs (/ground-water)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

Surface water map

Yearly chance of flooding

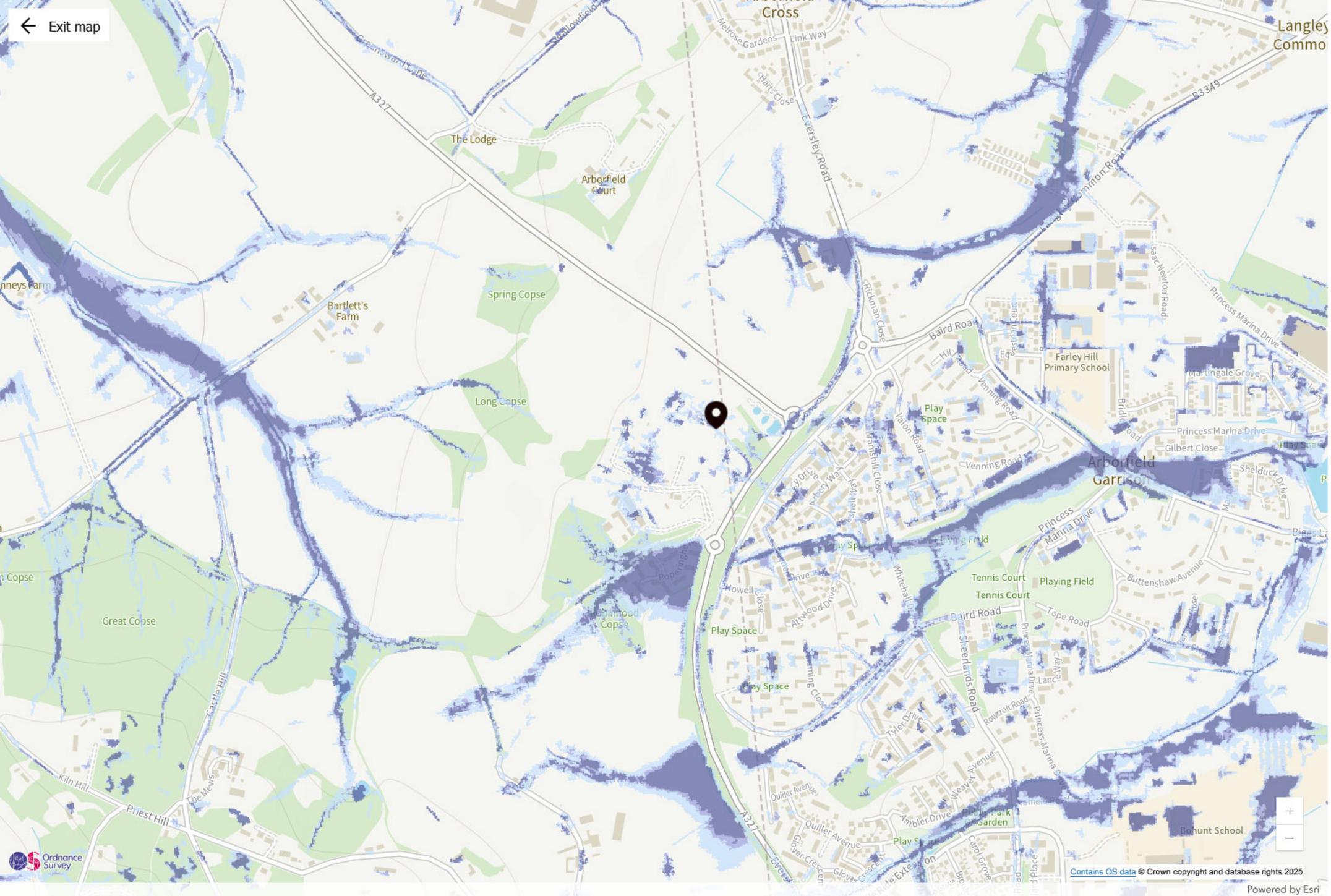
- (●) Flood area (extent)
  - High chance
  - Medium chance
  - Low chance

Yearly chance of flooding between 2040 and 2060

- ( ) Flood area (extent)

Map details

- [x] Show flooding
- [x] Selected address



Surface water map

Yearly chance of flooding

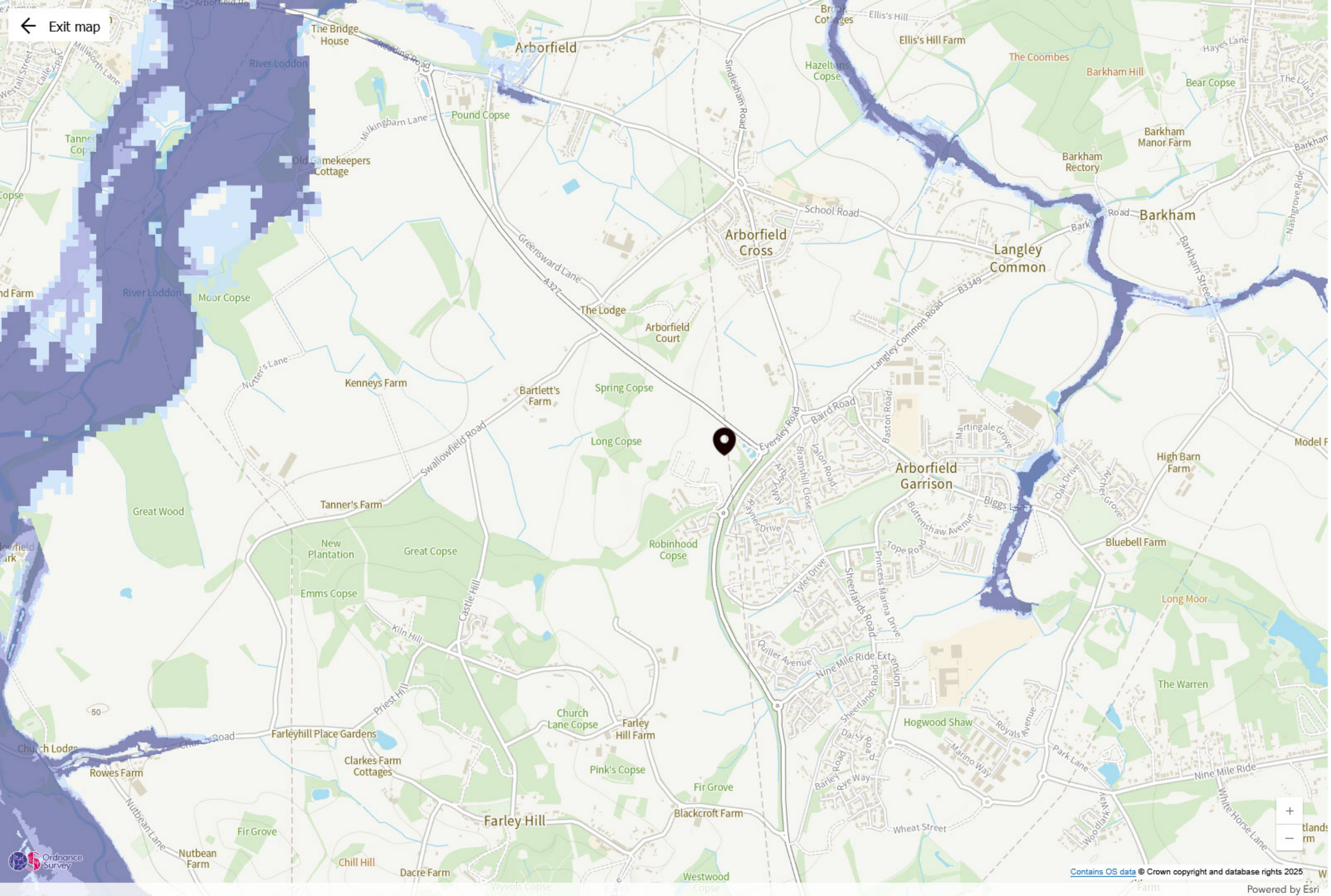
- Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- Flood area (extent)
  - High chance
  - Medium chance
  - Low chance

Map details

- [x] Show flooding
- [x] Selected address



Rivers and sea map

Yearly chance of flooding

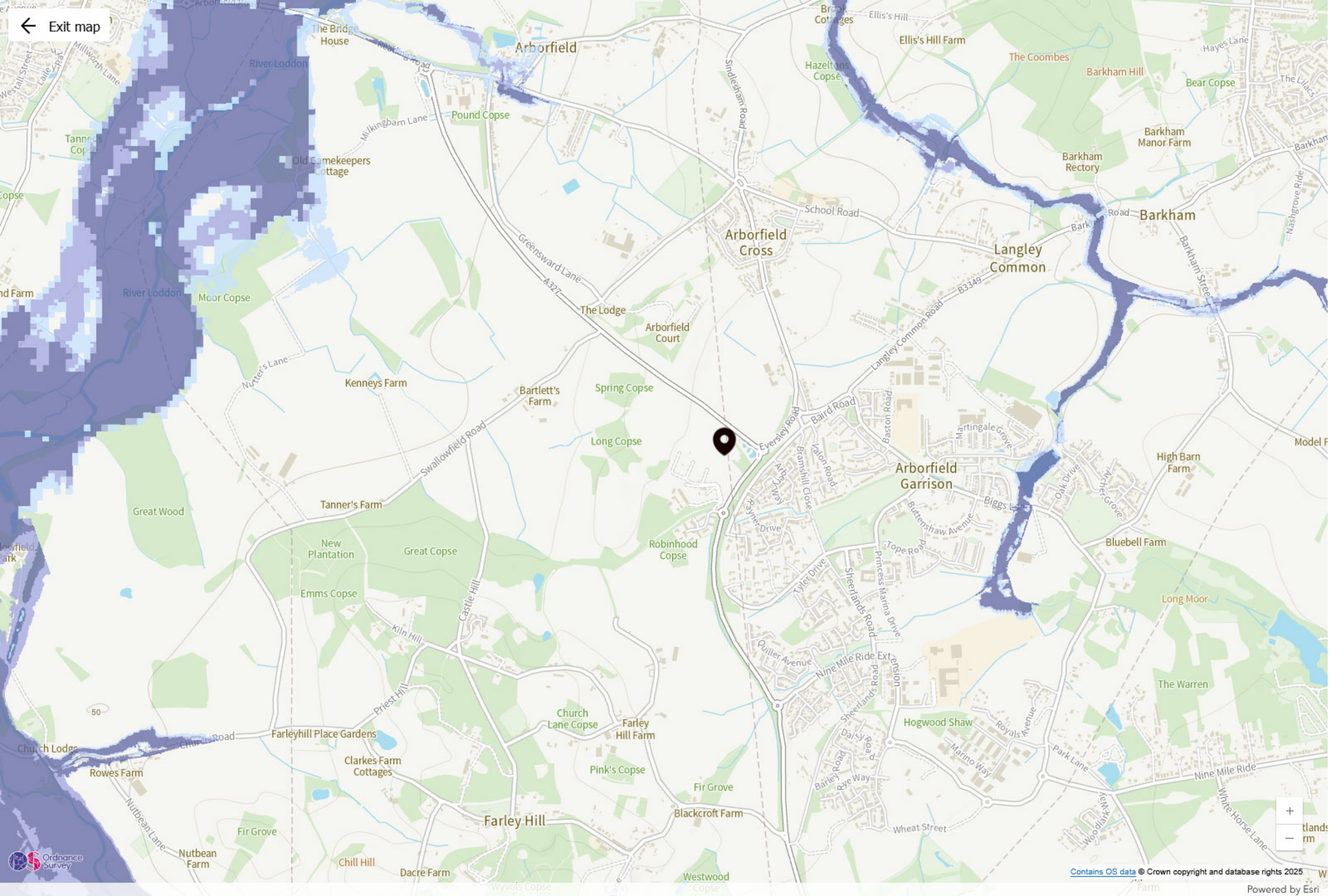
- (●) Flood area (extent)
  - High chance
  - Medium chance
  - Low chance
  - Very low chance

Yearly chance of flooding between 2036 and 2069

- ( ) Flood area (extent)

Map details

- [x] Show flooding
- [x] Selected address



Rivers and sea map

Yearly chance of flooding

- ○ Flood area (extent)

Yearly chance of flooding between 2036 and 2069

- ◉ Flood area (extent)
  - High chance
  - Medium chance
  - Low chance
  - Very low chance
  - No data available

Map details

- ☑ Show flooding
- ☑ Selected address