



NEW MILL, EVERSLEY

Flood Risk Assessment

June 2026

New Moon Mill Ltd



Transport Planning



Travel Planning



Civil Engineering

Commercial
New Mill
Eversley

Flood Risk Assessment

CONTROLLED DOCUMENT

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Commercial New Mill Eversley

Flood Risk Assessment

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- Appendix C: Environment Agency's Product 4 data

1. EXECUTIVE SUMMARY

- 1.1 This Flood Risk Assessment (FRA) has been prepared by Paul Basham Associates on behalf of New Moon Mill Ltd to support a Full planning application for a temporary structure to accommodate a well-being/holistic healing service. The land is located at New Mill Lane, Eversley. The nearest postcode is RG27 0RA.
- 1.2 The proposed development comprises of a temporary tent structure to facilitate wellbeing and holistic healing activities. The temporary structure would be erected seasonally between April and September and would accommodate small group sessions.
- 1.3 This FRA has been prepared by review of site details such as location, topography, geology, hydrology, existing drainage, potential sources of flood risk and climate change effects.
- 1.4 The proposed development is temporary in nature, involves no permanent foundations, no land raising, no changes to site drainage and no increase in impermeable area.
- 1.5 The assessment concludes that the proposed development will be safe for its lifetime without increasing flood risk elsewhere and is therefore considered acceptable in flood risk terms.
- 1.6 This FRA has been prepared in accordance with the NPPF and Planning Practice Guidance, as well as the local planning policies set out by Hampshire County Council.
- 1.7 A review of the Environment Agency flood map for planning indicates that the location for the proposed tent is within Flood Zone 2 and has been categorised as “less vulnerable”.
- 1.8 Residual flood risk from:
 - Fluvial and tidal flooding is considered to be Low-Very Low
 - Reservoir flooding is considered to be Very Low
 - Surface water flooding is considered to be Very Low
 - Groundwater flooding is considered to be Very Low
- 1.9 BGS Mapping indicates the site is underlain by London Clay Formation – Clay, silt and sand, with superficial deposits of Alluvium – Clay, silt, sand and gravel.
- 1.10 BGS Borehole viewer correlates with the geology shown in the BGS Mapping. It also confirms that water wasn’t struck at 3m.

2. INTRODUCTION

- 2.1 This Flood Risk Assessment (FRA) has been prepared by Paul Basham Associates on behalf of New Moon Mill Ltd to support a Full planning application for a temporary structure to accommodate a well-being/holistic healing service. The land is located in New Mill Lane, Eversley. The nearest postcode is RG27 0RA. The proposed development area forms part of the private residential garden associated with New Mill and is situated to the rear of the dwelling within an enclosed garden area. The proposed site location plan will be included in **Appendix A**.

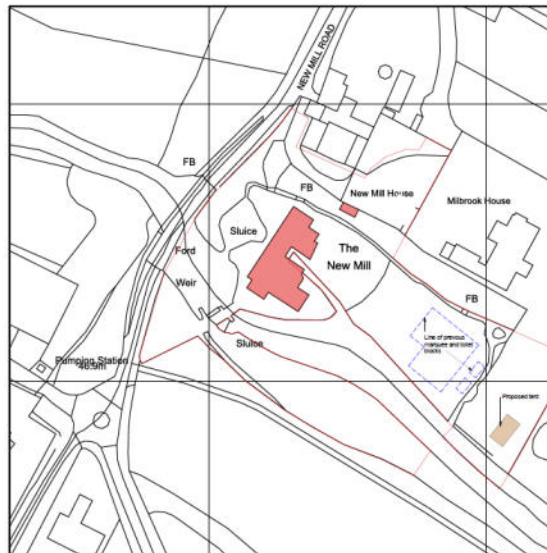


Figure 1: Site Location Plan (Proposed Tent to the East)

Development Proposals

- 2.2 The development proposals have been derived from information provided within the supporting planning statement prepared by Masker Architects dated 23 March 2026. The planning statement describes the proposed use, operational arrangements and temporary nature of the development. A copy of the planning statement is included within **Appendix B**.
- 2.3 The proposal comprises the seasonal erection of a temporary marquee structure. The marquee will be utilised for well being and holistic healing activities including yoga, sound healing and associated low-intensity activities.
- 2.4 The structure will be present between April and September each year and will accommodate groups typically not exceeding 20 persons.
- 2.5 No permanent foundations, hardstanding, drainage infrastructure or utility connections are proposed.

3. SITE DESCRIPTION

Existing Site

- 3.1 The site forms part of the grounds associated with The New Mill residential property. The proposed marquee location comprises maintained garden land situated north of the River Blackwater which is adjacent to the southern boundary of the site.
- 3.2 The River Blackwater is a main river that flows generally east-west immediately south of the site. It is a 20 mile long tributary of the River Loddon and forms the Blackwater Valley which spans Hampshire, Surrey and Berkshire.

Topography

- 3.3 Available contour information indicates that ground levels across the proposed development area are approximately 47.0mAOD and 47.5mAOD. Please see online mapping in **Figure 2** below.



Figure 2: Online Contour Map: <https://contourmap.app/>

Geology

- 3.4 The British Geology Survey (BGS) online mapping indicates that the site is underlain by London Clay Formation bedrock comprising clay, silt and sand deposits of Palaeogene age.
- 3.5 Superficial deposits are identified as Alluvium consisting of clay, silt., sand and gravel associated with the River Blackwater floodplain. The presence of alluvial deposits is consistent with the site's location adjacent to the River Blackwater and reflects historical fluvial deposition processes.

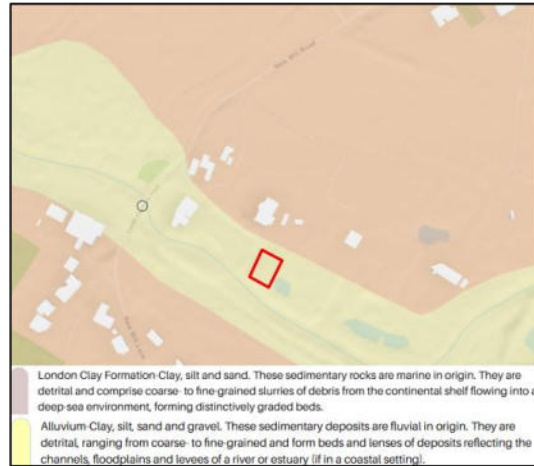


Figure 3: BGS Bedrock Mapping

- 3.6 BGS Borehole viewer correlates with the geology shown in the BGS Mapping. It also records that water wasn't struck at 3m bgl.

Hydrology

- 3.7 The principal watercourse affecting the site is the River Blackwater, which is designated as a Main River by the Environment Agency. The proposed tent is located approximately 10m north of the river bank and therefore lies outside the Environment Agency's typical 8m maintenance access corridor measured from the top of bank.

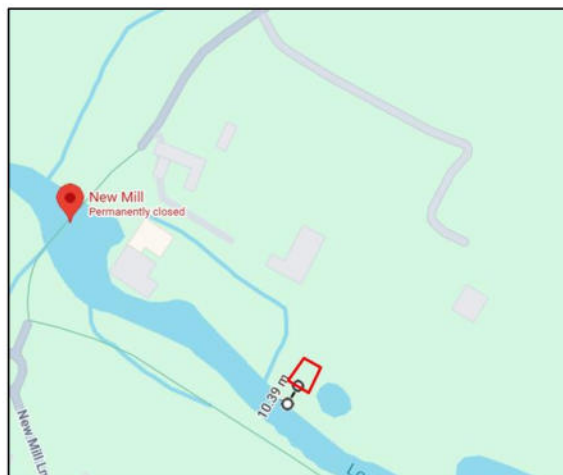


Figure 4: Distance to Watercourse: Google Maps

Hydrogeology

- 3.8 DEFRA (Department for Environment, Food & Rural Affairs) Magic Map shows the location and classification of underlying aquifers. **Figure 5** below shows an extract from the online map and indicates that the site does not lie within any source protection zones.

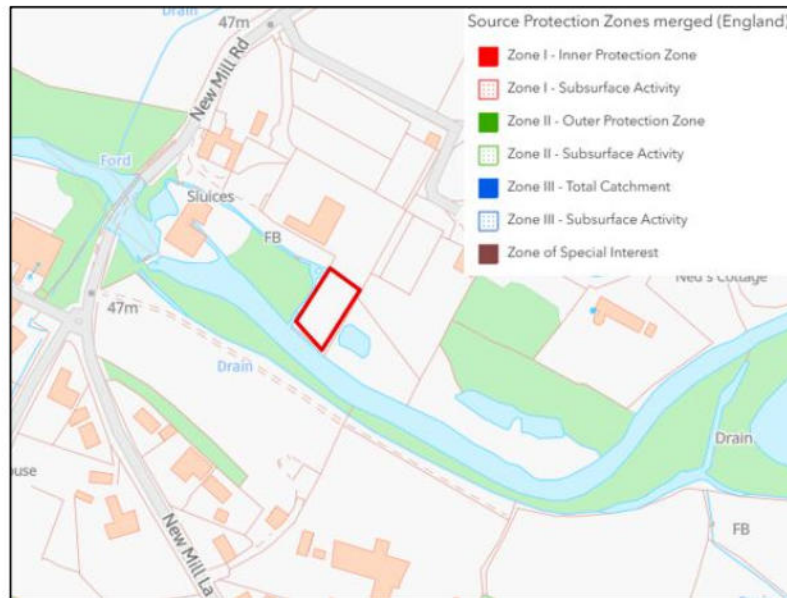


Figure 5: Source Protection Zones: Magic Map

Pre-development drainage, greenfield rates and volumes

- 3.9 The proposed tent location is currently undeveloped garden land with no formal drainage infrastructure. Based upon local topography, surface water runoff from this area is anticipated to drain southwards towards the River Blackwater. The proposed development does not introduce any impermeable surfacing or alter existing drainage pathways and therefore the existing drainage situation would remain unchanged.

4. PLANNING POLICY

4.1 The planning policies and guidance that are relevant to the proposed Development with regard to flood risk and surface water management are outlined below.

National Planning policy

4.2 2024 updated National Planning Policy Framework (NPPF) and the associated continuously updated Planning Practice Guidance (PPG) by the Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government

- 2022 updated EA Standing Advice
- EA National Strategy for Flood and Coastal Erosion Risk Management 2020
- Flood and Water Management Act 2010
- Flood Risk Regulations 2009
- Flood risk assessments: climate change allowances 2016 (updated in 2022).

Regional Planning policy

4.3 The Lead Local Flood Authorities Management of Surface Water contain the following policies.

- Hampshire County Council – LLFA Guidance & Local Flood Risk Management Strategy
- Ordinary Watercourse Consent Guidance

Local Planning Policy

4.4 The Wokingham Borough Council Policy contains the following policies relating to flooding, drainage, and surface water.

- Policy CP1
- Policy CP3
- Policy CC09
- Policy CC10

4.5 Based on the above policies, the key requirements in relation to the surface water management and flood risk for the proposed Development are considered as to be follows:

- National Planning Policy Framework (2024): "A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3."
- Core Strategy Policy CP1 seeks to ensure that development is sustainable and takes account of environmental constraints.
- Core Strategy Policy CP3 requires development to be appropriate to its surroundings and avoid unacceptable environmental impacts.
- Managing Development Delivery Policy CC09 seeks to ensure that development is directed away from areas of flood risk where possible and that development is safe for its lifetime without increasing flood risk elsewhere.

5. CLIMATE CHANGE

- 5.1 EA Product 4 data climate change mapping has been reviewed and confirms that the wider floodplain extent increases under future climate change scenarios. Whilst the climate change flood extent extends into the vicinity of the site, the proposed development is temporary, seasonal in nature and does not increase flood risk elsewhere. The full product 4 dataset is included within **Appendix C**.

Peak Rainfall Intensity Allowance

- 5.2 The "Flood Risk Assessments: Climate Change Allowances Guidance" 2016 (updated in 2022) published by the EA indicates that climate change is currently expected to result in increased peak rainfall and rising sea levels.
- 5.3 **Table 1** shows anticipated changes in peak rainfall intensity in small and urban catchments within England.
- 5.4 The peak rainfall intensity based on the Upper End Allowance is 40%

Epoch	Central Allowance	Upper End Allowance
2050s	20%	40%
2070s	25%	40%

Table 1: Peak Rainfall Intensity allowance in small and urban catchments. 1%AEP Events

Source: <https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall>

Peak River Flow Allowances

- 5.5 Table 2 shows the anticipated changes in the peak river flow allowances

Epoch	Central Allowance	Upper End Allowance
2050s	7%	23%
2070s	4%	25%
2080s	14%	46%

Table 2: Peak River Flow Allowances

Source: <https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow>

- 5.6 The peak river flows intensity based on the central allowance is 14%

National Planning Policy Framework (NPPF)

5.7 This report has been prepared considering the National Planning Policy Framework (NPPF) Technical Guidance and the Environment Agency's (EA) flood risk standing advice.

5.8 Table 2 from the Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government Flood risk and coastal change guidance has been included as **Figure 6** below. This provides the classes of development (based on flood risk vulnerability) that are permitted within each of the flood zones. The Flood Risk Vulnerability Classification for the site is 'Less Vulnerable' as it is for Assembly and Leisure use, which is defined in Annexxe 3 of the NPPF.

Flood Zones	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Table 2 - Flood risk vulnerability and flood zone 'compatibility'

Key: ✓ Exception test not required X Development should not be permitted.

Notes to table 2:

- This table does not show the application of the [Sequential Test](#) which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and [Exception Tests](#) do not need to be applied to [minor developments](#) and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* "In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

Figure 6: NPPF Planning Practice Guidance Table – Flood Risk Vulnerability and Flood Zone Compatibility

6. FLOOD RISK

6.1 In line with the EA Standing Advice, the estimated flood level is considered to be the higher of:

- A river flood level with a 1 in 100 or greater annual probability plus an allowance for climate change; and
- A tidal flood level with a 1 in 200 or greater annual probability plus an allowance for climate change.

6.2 The following Flood Zone definitions ignoring flood defence, are set out in the Planning Practice Guidance:

- Zone 1 Low Probability - Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%);
- Zone 2 Medium Probability - Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5%– 0.1%) in any year; and
- Zone 3 High Probability - Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Flood Zone

6.3 Flood mapping obtained from the government's 'flood map for planning' website has identified that the development area falls within Flood Zone 2. (Figure 7)



Figure 7: Flood Zone Map (Yellow Boundary)

Fluvial / Tidal Flood Risk

6.4 The long-term flood risk and from rivers and seas mapping shows that the site ranges from Very Low-Low risk of long-term flooding from rivers or seas. (Figure 8)



Figure 8: Flood Map for Rivers and Seas

6.5 Environment Agency Product 4 information confirms that the site lies within the wider floodplain associated with the River Blackwater and may be affected by flooding during extreme fluvial events. However, the proposed development comprises a temporary seasonal structure with no permanent foundations, no sleep accommodation or associated infrastructure. Consequently, the proposal is considered capable of being safely managed through appropriate flood warning and excavation procedures.

Surface Water Flood Risk

- 6.6 Surface water or 'pluvial' flooding results from rainfall running over ground before eventually entering a watercourse or sewer. It is usually associated with high intensity rainfall events but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting), or otherwise has low permeability.
- 6.7 Review of the EA Risk of Flooding from Surface Water mapping indicates that the proposed tent area is not at risk of Surface Water flooding. (Figure 9)

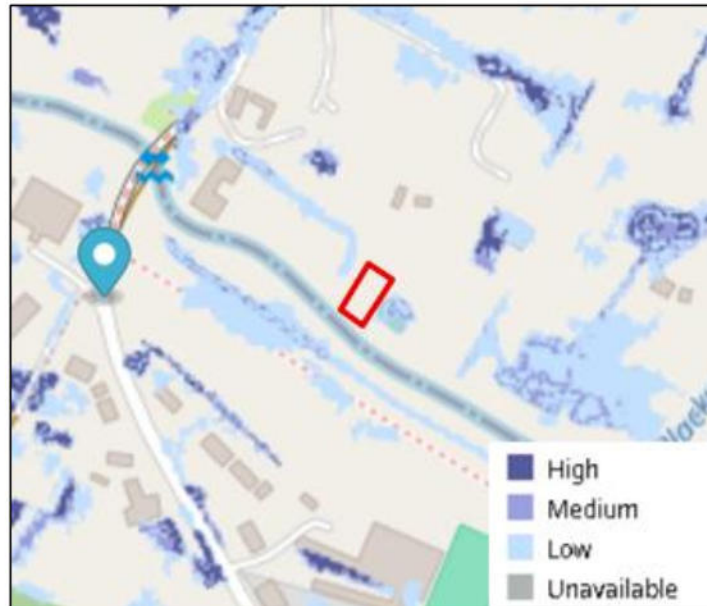


Figure 9: Long term flood risk from Surface Water

Surface Water – Residual Risk

- 6.8 The site is not considered to be at risk from surface water flooding.

Groundwater Flood Risk

- 6.9 Groundwater flooding occurs when groundwater levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys and in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels.
- 6.10 The EA's long-term flood risk from groundwater shows that the area is outside of the groundwater flood alert areas.
- 6.11 BGS borehole records in the vicinity of the site indicate that groundwater was not encountered to a depth of approximately 3m below ground level. Based upon the available geological and hydrogeological information, groundwater is not considered to represent a significant flood risk constraint to the proposed development.

Historic Flooding

- 6.12 Environment Agency Product 4 information confirms historic flooding has occurred within the wider River Blackwater floodplain during 1968, 1990 and 2007. The temporary nature of the proposed development, together with the proposed flood warning procedures set out below, ensures that flood risk can be appropriately managed.

7. RESIDUAL FLOOD RISK

- 7.1 **Table 3** outlines the initial qualitative assessment of risk posed by the potential sources of flooding, the mechanisms for flooding and the likely consequences. It also includes a review of possible mitigation measures and the effect that the proposed mitigation measures are likely to have on the residual risk posed by the potential flood source.

Flood Risk	Flood Mechanism and Possible Consequences	Existing Assessment of Risk	Mitigation Measures	Residual Risk
Fluvial / Tidal	Flooding from nearby rivers	Low-Very Low	The temporary nature of the development significantly limits long-term flood risk exposure.	Low-Very Low
Reservoirs	Flooding due to a reservoir failure	Very Low	N/A	Very Low
Surface Water (Pluvial)	Flooding from surface water runoff caused by poor drainage and water logging	Very Low	N/A	Very Low
Groundwater	Flooding from high water table	Very Low	N/A	Very Low

Table 3: Summary of Existing and Residual Flood Risk

- 7.2 The residual flood risk is associated with extreme fluvial flood events affecting the River Blackwater floodplain. The proposed development comprises a temporary seasonal structure used for organised wellbeing and holistic healing sessions. Attendance is controlled by the site operator, and activities are undertaken on a pre-booked basis.
- 7.3 The site operator will register for the Environment Agency Flood Warning Service and monitor flood alerts and warnings relative to the River Blackwater catchment. In the event that a Flood Alert or Flood Warning is issued, scheduled sessions will be postponed or cancelled as appropriate.
- 7.4 Should a Flood Alert or Flood warning be issued whilst a session is taking place, activities would cease and attendees would be advised to leave the site via the existing access arrangements before flood conditions develop.
- 7.5 Given the temporary nature of the development, the low occupancy levels, the managed nature of the use and the ability to suspend activities in advance of forecast flood events, the residual flood risk is considered acceptable.

8. DRAINAGE

- 8.1 The proposed development comprises of a temporary structure located on existing garden land. There are no impermeable surfaces proposed, and the existing drainage arrangements will remain unchanged. This will promote the recharge of soil moisture levels and maintain and protect the natural water cycle.
- 8.2 Upon dismantle of the tent at the end of season, the natural ground and grass will have the opportunity to repair annually.

9. SUMMARY AND CONCLUSION

- 9.1 This Flood Risk Assessment (FRA) has been prepared by Paul Basham Associates on behalf of New Moon Mill Ltd to support a Full planning application for a temporary structure to accommodate a well-being/holistic healing service. The land is located in New Mill Lane, Eversley. The nearest postcode is RG27 0RA.
- 9.2 The proposed development comprises a temporary tent structure to facilitate wellbeing and holistic healing activities. The structure would be erected seasonally between April and September and would accommodate small group sessions.
- 9.3 This FRA has been prepared by review of site details such as location, topography, geology, hydrology, existing drainage, potential sources of flood risk and climate change effects.
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- 9.9 BGS Mapping indicates the site is underlain by London Clay Formation – Clay, silt and sand, with superficial deposits of Alluvium – Clay, silt, sand and gravel.
- 9.10 BGS Borehole viewer correlates with the geology shown in the BGS Mapping. It also confirms that water wasn’t struck at 3m.

Our ref: 2021019/SM

Your ref: TBC

23 03 2026

Wokingham Borough Council
Development Manager
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

Seasonal / Temporary Structure, New Mill, New Mill Lane, Eversley, RG27 0RA

This letter and the attached documents are submitted regarding this pre-application consultation for a proposed temporary tent / marquee for home business of well-being / holistic healing service. The tent to be erected annually for 6 months from April through to September.

Documents enclosed are as follows:

- 2021019 P01- Site location plan and block plan showing proposed temporary installation

This submission follows correspondence of 22 October 2025 subsequent to a site visit by Mark O'Leary and meeting with the owner and a further discussion with Mark on 20 February 2026 regarding the installation where he suggested that a pre-application submission might be made.

We understand that there is an appeal dismissal subsequent to a planning application and enforcement regarding an installation (very different from that which the current landowner requires) under a previous landowner which is the basis of the recent concerns raised.

It is clear that the current proposal is very different of that which was previously considered.

1-Background:

The current owner purchased the property in 2021 and has obtained planning, listed building approvals and release of conditions to make the property a new home. See 212487- Listed Building Approved 24 September 2021 and 212486- Approved 25 February 2022. This included a change of use for the previous restaurant use to residential.

Other relevant planning background is set out below.

F/2007/2932 Application for the erection of a semi-permanent siting of a marquee with retention of raised timber base. Refused 25/01/2008.

An enforcement notice was issued on 08/05/2008 for a installation that included a marquee, catering facilities and porta-loos.

The appeal issued on 02 April 2009 dismissed both that for the refused application and for that of the enforcement.

The above was for a large scale development associated with the Restaurant use and to service weddings and other entertainments. The proposed building was for structures amounting to approximately 368 sq m including catering and toilet elements.

2-Current situation and the proposals:

Like many land owners and since Covid the current owner has a small business which is home based.

The business is a well-being service that provides, amongst other personal improvement regimes: holistic healing including yoga, crystal bowl sound healing, crystal workshops and other low key / low usage experiences.

This normally for groups no larger than 20 people.

The size of the proposed temporary tent / marquee is 11.6 x 5.8 metres. 67.28 sq metres. See images attached below.

There won't be any live music or weddings.

The time that is proposed for the temporary structure to be in place would be from April to September, 6 months maximum annually.

In this proposal there is no construction, no disturbance to the ground or development near the water course that might affect the river.

The proposed temporary structure will sit on an area of well-maintained garden.



Figure 1- Tent in closed configuration



Figure 2- Tent in part open configuration



Figure 3- Tent shown in open configuration

3-Consideration:

The proposed temporary structure is of a diminutive nature and by virtue of its size, massing and footprint will not be in conflict with the verdant setting or with the context of the listed building.

The use will be low key and neighbourly as part of a home holistic healing business. Inherent in the nature of the proposed use, the environment one is looking to achieve is one of calm and quiet.

The time required for its presence would be only 6 months as stated above.

The previous scheme refused and dismissed at appeal referenced above was a significantly larger proposal, 368 sq metres, 6 times the size of what is currently being proposed.

The previous scheme included electrical, water and waste connections. The new proposed scheme does not require services.

The previously considered high intensity use for a much longer period is not comparable to the reasonable low intensity use now being proposed.

Please let me know if you require any clarification of the application or further information.

We look forward to hearing from you in due course.

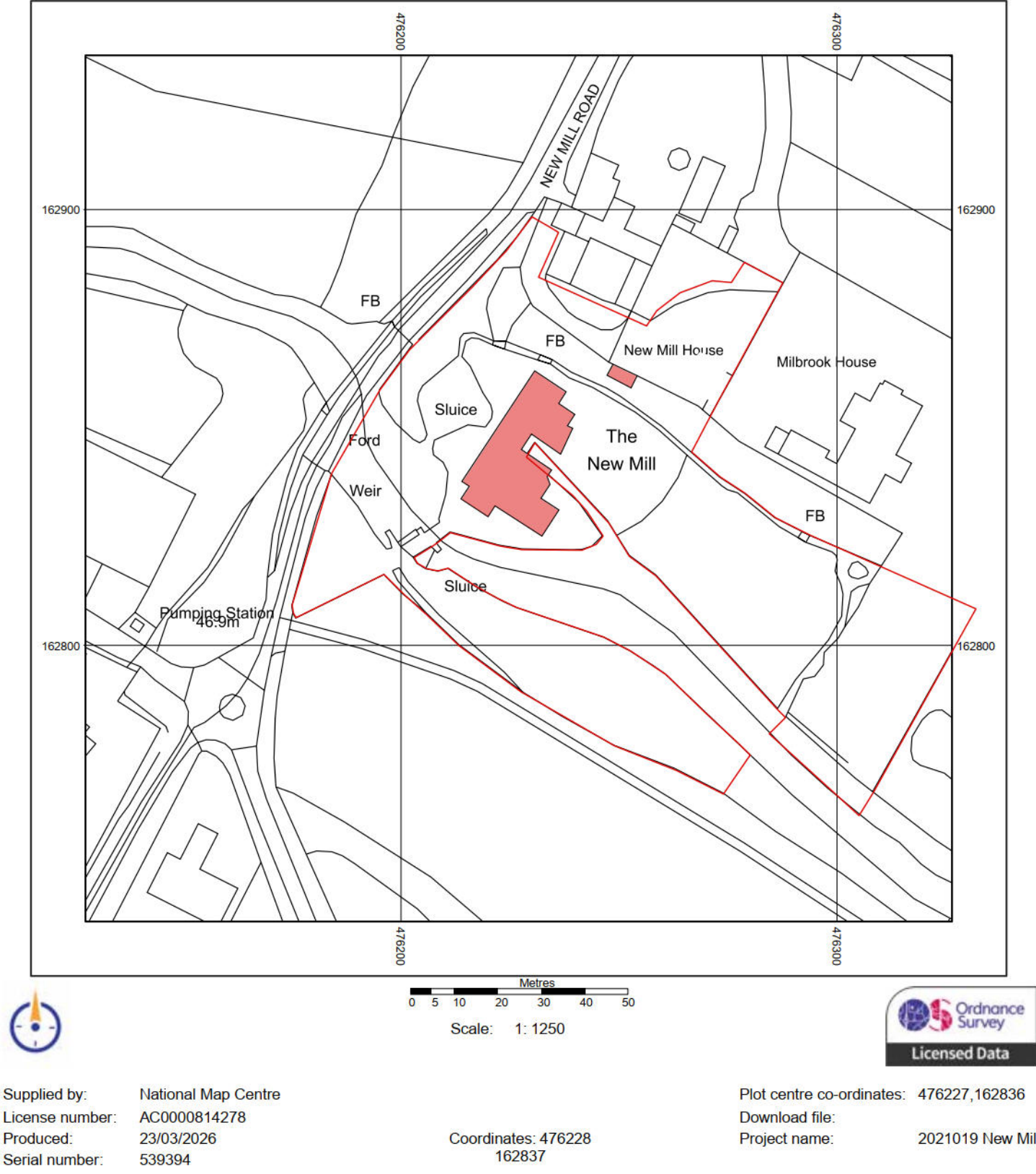
Yours sincerely,



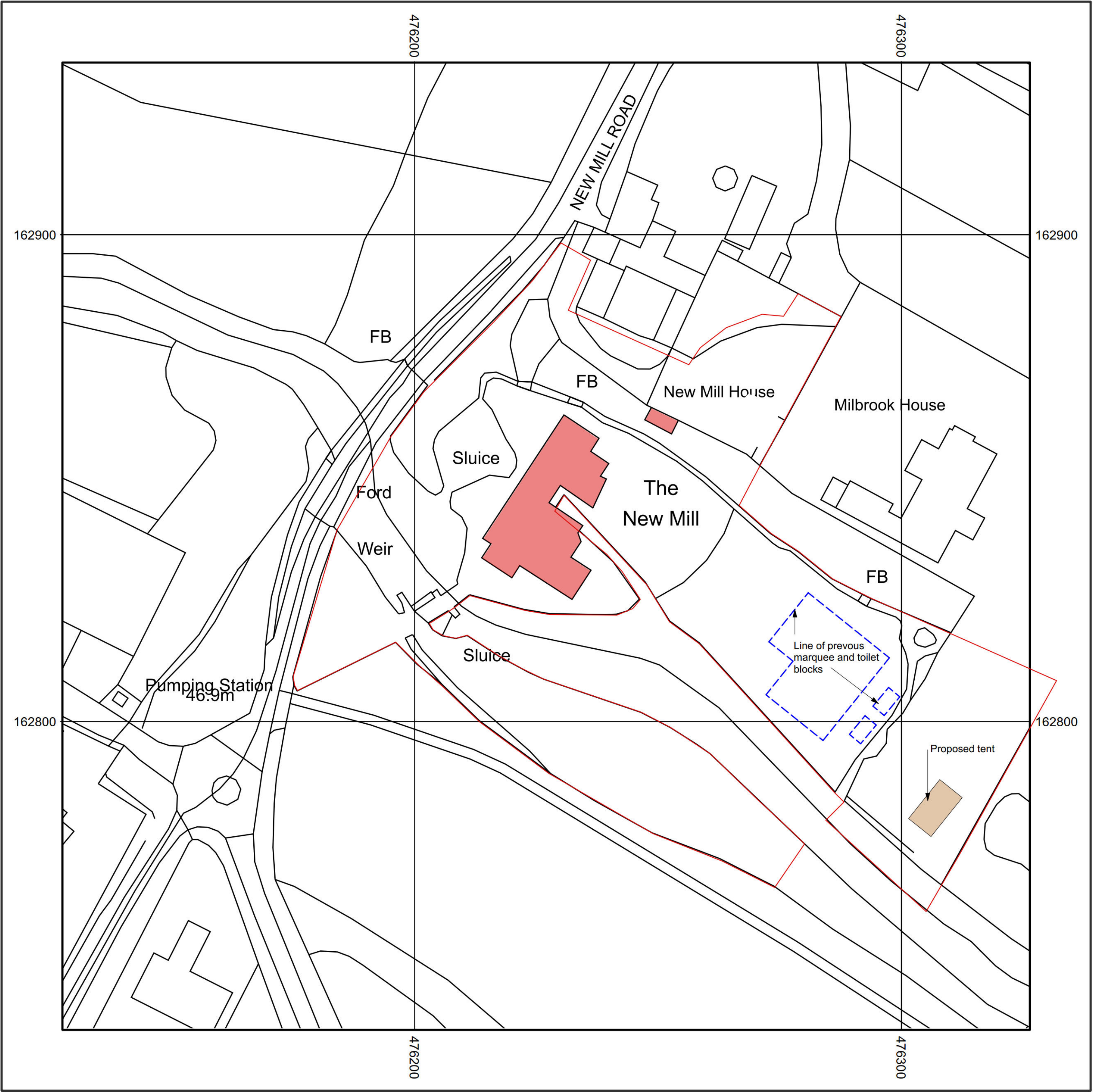
Scot Masker, RIBA

Director

scot@maskerarchitects.co.uk



LOCATION PLAN



SITE PLAN

Product 4 (Detailed Flood Risk) for **RG27 ORB**

Our Ref: **EIR2026/21830**

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;

Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Flood risk assessment data



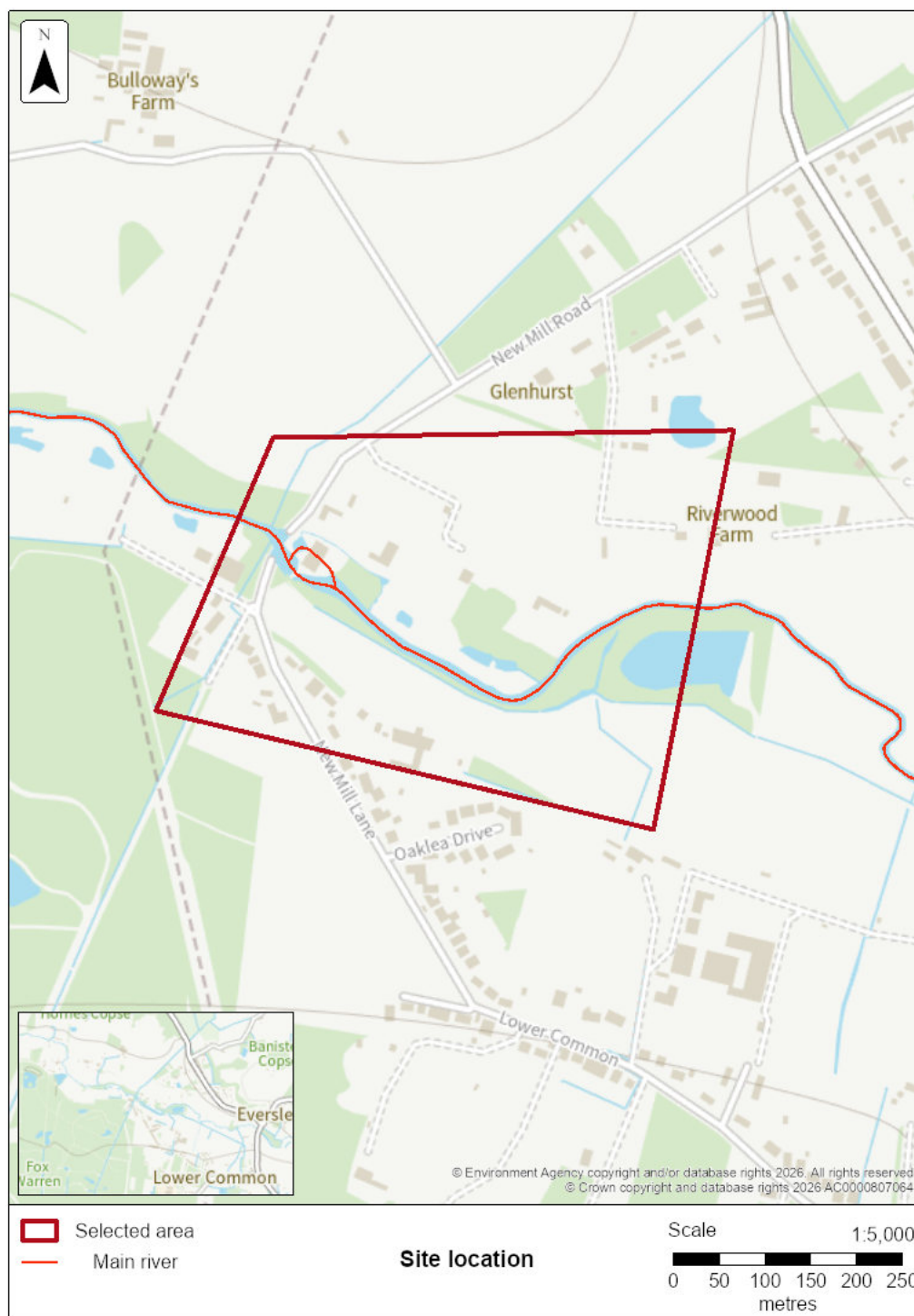
Location of site: 476395 / 162788 (shown as easting and northing coordinates)

Document created on: 1 May 2026

This information was previously known as a product 4.

Customer reference number: DBBU8RW9YWG7

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- modelled data
- climate change modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- flood defences and attributes

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Wokingham.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Blackwater (Sandhurst to Bramshill) 2009

Scenario(s): No defences exist fluvial, no defences exist climate change fluvial

Date: 1 May 2009

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Model information

EIR2026/21830

Model: Blackwater (Sandhurst to Bramshill) 2009

Description: The data provided is from the Blackwater Model Update which was completed in May 2009. A 2D TUFLOW model was developed to update the existing 1D Blackwater 2007 model between Sandhurst (NGR SU 84160 60780) and Bramshill (NGR SU 74160 63550), the River Whitewater confluence. The model results for the 13, 21 and 65 hour simulations were combined to provide the maximum flood extents for all the design events. Model re-run to include new climate change allowances in July 2017.

Model design runs and Mapped Outputs:

- 1 in 5 / 20% AEP
- 1 in 20 / 5% AEP
- 1 in 100 / 1% AEP
- 1 in 100+15% / 1% AEP with 15% AEP climate change allowance
- 1 in 100+25% / 1% AEP with 20% AEP climate change allowance
- 1 in 100+35% / 1% AEP with 25% AEP climate change allowance
- 1 in 100+35% / 1% AEP with 35% AEP climate change allowance
- 1 in 100+70% / 1% AEP with 70% AEP climate change allowance
- 1 in 1000 / 0.1% AEP

Model accuracy:

Levels $\pm$ 250mm

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Flood map for planning

Location (easting/northing)
476395/162788

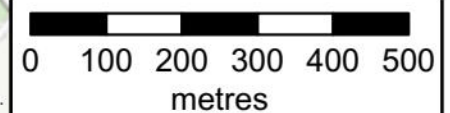
Scale

1:10,000

Created

1 May 2026

-  Selected area
-  Main river
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Wokingham Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



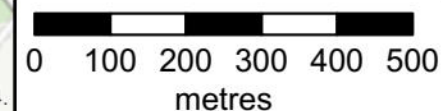
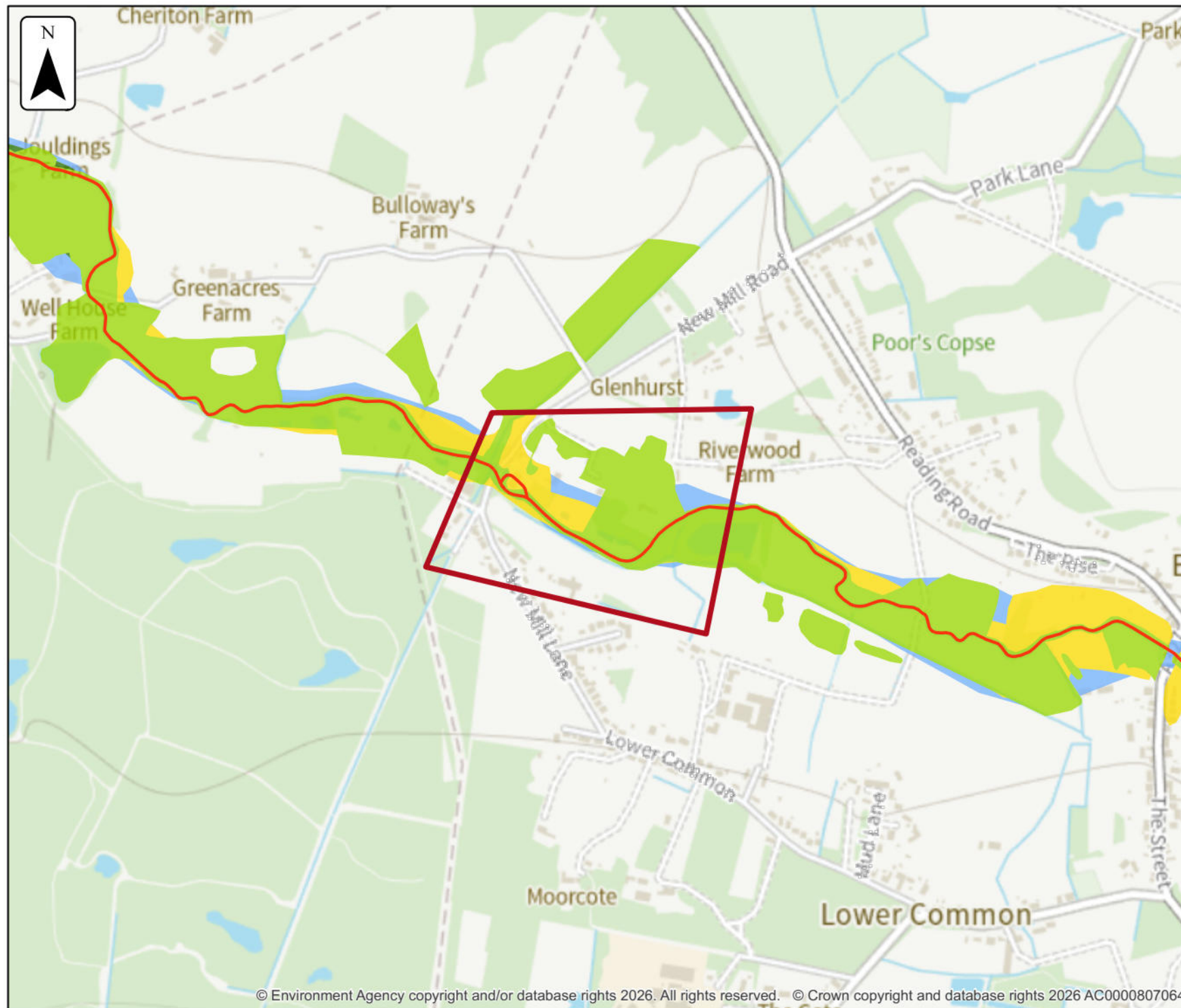
Past floods

Location (easting/northing)
476395/162788

Scale
1:10,000

Created
1 May 2026

-  Selected area
-  Main river
- Date of flood event
 -  July, 2007
 -  1991
 -  1990
 -  1968



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
20 July 2007	21 July 2007	main river	channel capacity exceeded (no raised defences)	Yes
1991	1991	main river	channel capacity exceeded (no raised defences)	No
1990	1990	main river	channel capacity exceeded (no raised defences)	Yes
1968	1968	main river	channel capacity exceeded (no raised defences)	Yes

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change



No defences exist climate change modelled fluvial extent

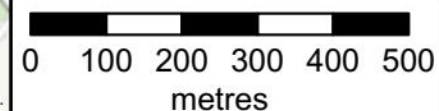
Location (easting/northing)
476395/162788

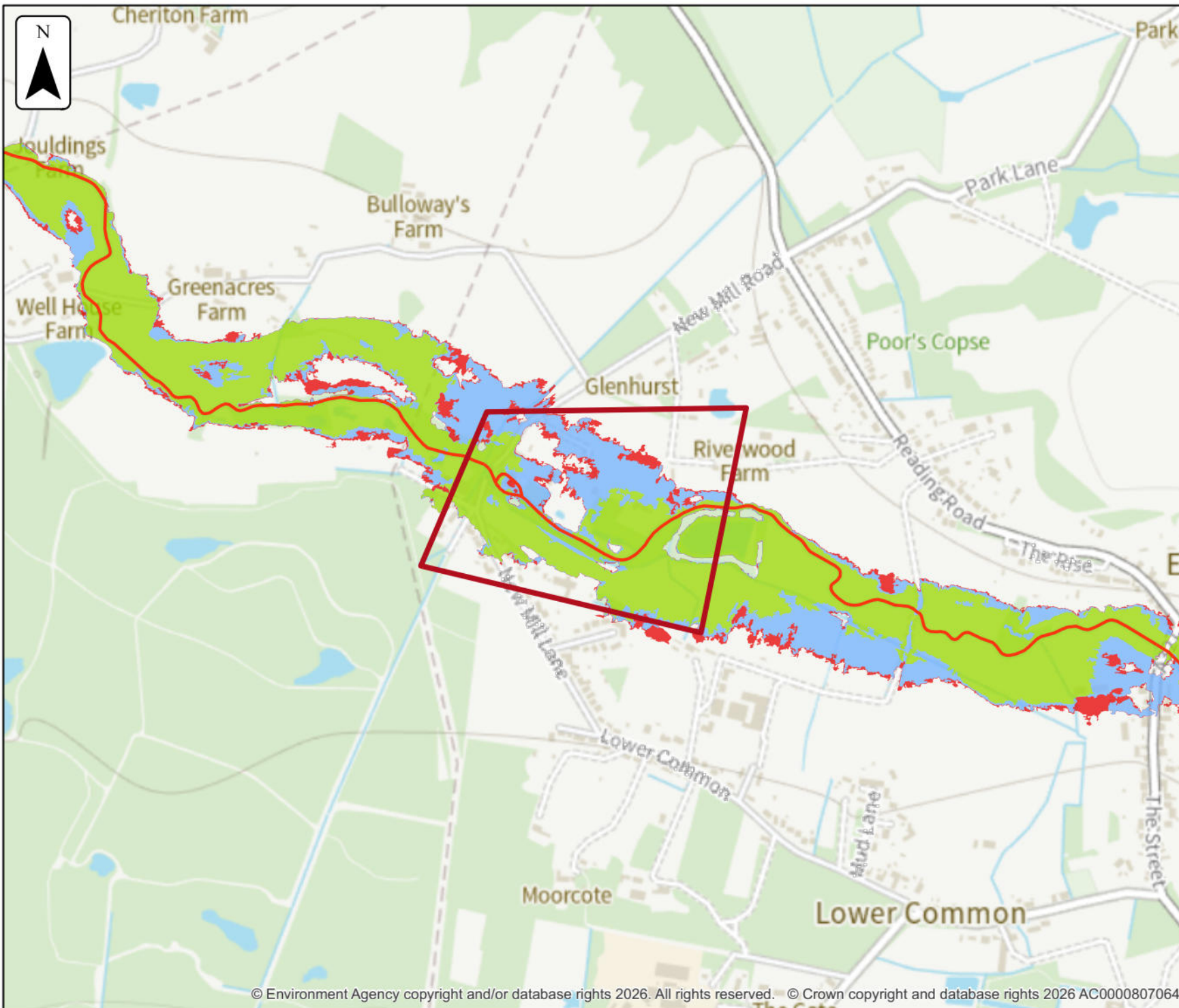
Scale Created
1:10,000 1 May 2026

Model name
**Blackwater to
Bramshill) 2009**

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+15%)
 -  1% AEP (+20%)
 -  1% AEP (+25%)
 -  1% AEP (+35%)
 -  1% AEP (+70%)

Flood extents may not be
visible where they overlap
other return periods





No defences exist modelled fluvial extent

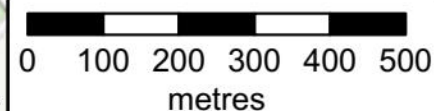
Location (easting/northing)
476395/162788

Scale Created
1:10,000 1 May 2026

Model name
**Blackwater to
Bramshill) 2009**

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  1% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





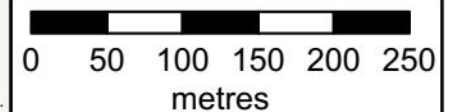
**No defences exist
modelled fluvial
node locations**

Location (easting/northing)
476395/162788

Scale Created
1:5,000 1 May 2026

Model name
**Blackwater to
Bramshill) 2009**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Level
1	1015879	476160	162881	46.93	46.98	47.12	47.33
2	1015859	476184	162867	46.95	47.01	47.16	47.36
3	1015884	476197	162839	46.97	47.03	47.19	47.38
4	1015784	476271	162791	47.17	47.26	47.46	47.55
5	1015907	476292	162771	47.19	47.28	47.47	47.56
6	1015723	476352	162731	47.28	47.38	47.60	47.75
7	1015897	476445	162689	47.37	47.47	47.72	47.90
8	1015842	476529	162757	47.44	47.53	47.74	47.91
9	1015899	476622	162791	47.55	47.63	47.82	47.97

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
				Flow	Flow	Flow	Flow
1	1015879	476160	162881	12.07	13.67	17.90	19.12
2	1015859	476184	162867	12.21	13.96	18.14	18.86
3	1015884	476197	162839	12.21	13.95	17.99	18.95
4	1015784	476271	162791	11.48	13.01	17.76	23.48
5	1015907	476292	162771	11.48	13.02	18.11	24.82
6	1015723	476352	162731	11.48	13.01	18.11	23.66
7	1015897	476445	162689	9.20	9.26	9.26	9.27
8	1015842	476529	162757	9.19	9.75	10.85	11.31
9	1015899	476622	162791	9.19	9.76	11.37	17.03

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



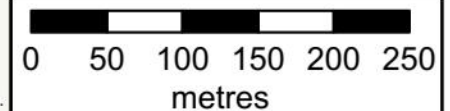
**No defences exist
climate change
modelled fluvial
node locations**

Location (easting/northing)
476395/162788

Scale Created
1:5,000 1 May 2026

Model name
**Blackwater to
Bramshill) 2009**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Level	Level
1	1015879	476160	162881	47.19	47.20	47.21	47.25	47.35
2	1015859	476184	162867	47.23	47.23	47.25	47.28	47.38
3	1015884	476197	162839	47.26	47.27	47.28	47.31	47.40
4	1015784	476271	162791	47.49	47.50	47.50	47.52	47.55
5	1015907	476292	162771	47.51	47.51	47.52	47.54	47.56
6	1015723	476352	162731	47.65	47.66	47.67	47.70	47.76
7	1015897	476445	162689	47.78	47.78	47.80	47.83	47.91
8	1015842	476529	162757	47.80	47.80	47.81	47.85	47.93
9	1015899	476622	162791	47.87	47.87	47.88	47.91	47.99

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Flow	Flow	Flow	Flow	Flow
1	1015879	476160	162881	18.95	18.58	19.05	19.11	19.13
2	1015859	476184	162867	18.60	18.52	18.77	18.68	19.08
3	1015884	476197	162839	18.42	18.39	18.52	18.56	19.01
4	1015784	476271	162791	19.28	19.46	19.84	20.93	23.61
5	1015907	476292	162771	19.90	20.13	20.54	21.76	25.49
6	1015723	476352	162731	19.70	19.85	20.23	21.26	24.42
7	1015897	476445	162689	9.27	9.27	9.27	9.28	9.28
8	1015842	476529	162757	11.05	11.0	11.09	10.99	11.40
9	1015899	476622	162791	12.75	12.96	13.26	14.39	17.72

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



No defences exist modelled fluvial extent and height

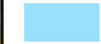
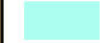
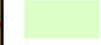
Location (easting/northing)
476395/162788

Scale Created
1:5,000 1 May 2026

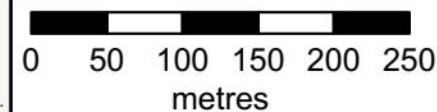
Model name
**Blackwater to
Bramshill) 2009**

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  46 - 46.375
-  46.375 - 46.75
-  46.75 - 47.125
-  47.125 - 47.5
-  47.5 - 47.875
-  47.875 - 48.25
-  48.25 - 48.625
-  48.625 - 49.0
-  49.0 - 49.375

This map shows the
0.1% AEP height data



Sample point data

No defences exist

Label	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
			Height	Height	Height	Height
1	476386	162550	NoData	NoData	NoData	NoData
2	476495	162550	NoData	NoData	NoData	NoData
3	476604	162550	NoData	NoData	NoData	48.18
4	476059	162659	NoData	NoData	NoData	NoData
5	476168	162659	NoData	NoData	NoData	NoData
6	476277	162659	NoData	NoData	NoData	NoData
7	476386	162659	47.66	47.68	47.73	47.88
8	476495	162659	47.84	47.88	47.98	48.15
9	476604	162659	47.85	47.89	47.99	48.18
10	476059	162768	NoData	NoData	NoData	NoData
11	476168	162768	47.50	47.51	47.52	47.55
12	476277	162768	47.20	47.30	47.49	47.60

Label	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
			Height	Height	Height	Height
13	476386	162768	NoData	NoData	47.73	47.92
14	476495	162768	NoData	NoData	47.73	47.92
15	476604	162768	47.88	47.92	48.05	48.27
16	476168	162877	46.94	46.99	47.13	47.36
17	476277	162877	NoData	NoData	47.22	47.48
18	476386	162877	NoData	NoData	47.69	47.86
19	476495	162877	NoData	NoData	NoData	47.91
20	476604	162877	NoData	NoData	NoData	NoData
21	476713	162877	NoData	NoData	NoData	NoData
22	476168	162986	NoData	NoData	47.12	47.34
23	476277	162986	NoData	NoData	47.34	47.47
24	476386	162986	NoData	NoData	NoData	47.76

Label	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
			Height	Height	Height	Height
25	476495	162986	NoData	NoData	NoData	NoData
26	476604	162986	NoData	NoData	NoData	NoData
27	476713	162986	NoData	NoData	NoData	NoData
Max value in selected area:			47.88	47.92	48.05	48.27

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

No defences exist

Label	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Depth
1	476386	162550	NoData	NoData	NoData	NoData
2	476495	162550	NoData	NoData	NoData	NoData
3	476604	162550	NoData	NoData	NoData	0.16
4	476059	162659	NoData	NoData	NoData	NoData
5	476168	162659	NoData	NoData	NoData	NoData
6	476277	162659	NoData	NoData	NoData	NoData
7	476386	162659	0.12	0.14	0.18	0.34
8	476495	162659	0.33	0.37	0.47	0.65
9	476604	162659	0.40	0.44	0.55	0.74
10	476059	162768	NoData	NoData	NoData	NoData
11	476168	162768	0.22	0.23	0.24	0.28
12	476277	162768	0.15	0.24	0.44	0.54

Label	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Depth
13	476386	162768	NoData	NoData	0.53	0.72
14	476495	162768	NoData	NoData	0.32	0.51
15	476604	162768	0.28	0.29	0.32	0.37
16	476168	162877	2.75	2.81	2.95	3.18
17	476277	162877	NoData	NoData	0.04	0.27
18	476386	162877	NoData	NoData	0.02	0.18
19	476495	162877	NoData	NoData	NoData	0.11
20	476604	162877	NoData	NoData	NoData	NoData
21	476713	162877	NoData	NoData	NoData	NoData
22	476168	162986	NoData	NoData	0.13	0.35
23	476277	162986	NoData	NoData	0.20	0.33
24	476386	162986	NoData	NoData	NoData	0.02

Label	Easting	Northing	20% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Depth
25	476495	162986	NoData	NoData	NoData	NoData
26	476604	162986	NoData	NoData	NoData	NoData
27	476713	162986	NoData	NoData	NoData	NoData
Max value in selected area:			3.02	3.07	3.31	3.50

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



**No defences exist
climate change
modelled fluvial
extent and height**

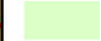
Location (easting/northing)
476395/162788

Scale Created
1:5,000 1 May 2026

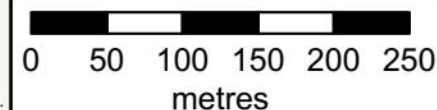
Model name
**Blackwater to
Bramshill) 2009**

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  46 - 46.375
-  46.375 - 46.75
-  46.75 - 47.125
-  47.125 - 47.5
-  47.5 - 47.875
-  47.875 - 48.25
-  48.25 - 48.625
-  48.625 - 49.0
-  49.0 - 49.375

This map shows the
1% AEP +70% height data



Sample point data

No defences exist climate change

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Height	Height
1	476386	162550	NoData	NoData	NoData	NoData	NoData
2	476495	162550	48.02	NoData	48.04	48.07	48.16
3	476604	162550	NoData	NoData	NoData	NoData	48.18
4	476059	162659	NoData	NoData	NoData	NoData	NoData
5	476168	162659	NoData	NoData	NoData	NoData	NoData
6	476277	162659	NoData	NoData	NoData	NoData	NoData
7	476386	162659	47.76	47.76	47.76	47.78	47.89
8	476495	162659	48.02	48.02	48.04	48.07	48.15
9	476604	162659	48.04	48.05	48.05	48.09	48.18
10	476059	162768	NoData	NoData	NoData	NoData	NoData
11	476168	162768	47.53	47.53	47.53	47.53	47.55
12	476277	162768	NoData	47.54	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Height	Height
13	476386	162768	47.79	47.79	47.80	47.84	47.92
14	476495	162768	47.79	47.80	47.81	47.84	47.92
15	476604	162768	48.10	48.11	48.12	48.16	48.27
16	476168	162877	47.20	47.21	47.22	47.26	47.36
17	476277	162877	47.29	47.28	47.30	47.36	47.49
18	476386	162877	47.74	47.74	47.75	47.78	47.86
19	476495	162877	47.79	NoData	47.80	47.84	47.91
20	476604	162877	NoData	NoData	NoData	NoData	NoData
21	476713	162877	NoData	NoData	NoData	NoData	NoData
22	476168	162986	47.21	47.21	47.22	47.25	47.34
23	476277	162986	47.39	47.39	47.40	47.43	47.47
24	476386	162986	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Height	Height
25	476495	162986	NoData	NoData	NoData	NoData	NoData
26	476604	162986	NoData	NoData	NoData	NoData	NoData
27	476713	162986	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			48.10	48.11	48.12	48.16	48.27

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

No defences exist climate change

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Depth	Depth	Depth	Depth	Depth
1	476386	162550	NoData	NoData	NoData	NoData	NoData
2	476495	162550	0.16	NoData	0.17	0.20	0.29
3	476604	162550	NoData	NoData	NoData	NoData	0.20
4	476059	162659	NoData	NoData	NoData	NoData	NoData
5	476168	162659	NoData	NoData	NoData	NoData	NoData
6	476277	162659	NoData	NoData	NoData	NoData	NoData
7	476386	162659	0.20	0.22	0.21	0.22	0.33
8	476495	162659	0.55	0.52	0.57	0.60	0.69
9	476604	162659	0.58	0.60	0.59	0.63	0.72
10	476059	162768	NoData	NoData	NoData	NoData	NoData
11	476168	162768	0.22	0.25	0.23	0.23	0.25
12	476277	162768	NoData	0.48	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Depth	Depth	Depth	Depth	Depth
13	476386	162768	0.58	0.59	0.60	0.63	0.71
14	476495	162768	0.43	0.38	0.45	0.48	0.56
15	476604	162768	0.00	0.33	0.00	0.00	0.00
16	476168	162877	3.09	3.03	3.11	3.14	3.24
17	476277	162877	0.05	0.07	0.06	0.13	0.25
18	476386	162877	0.06	0.07	0.07	0.10	0.17
19	476495	162877	0.02	NoData	0.03	0.04	0.08
20	476604	162877	NoData	NoData	NoData	NoData	NoData
21	476713	162877	NoData	NoData	NoData	NoData	NoData
22	476168	162986	0.23	0.22	0.24	0.27	0.36
23	476277	162986	0.16	0.25	0.18	0.20	0.24
24	476386	162986	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+15%)	1% AEP (+20%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Depth	Depth	Depth	Depth	Depth
25	476495	162986	NoData	NoData	NoData	NoData	NoData
26	476604	162986	NoData	NoData	NoData	NoData	NoData
27	476713	162986	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			3.47	3.37	3.49	3.53	3.61

Data in this table comes from the Blackwater (Sandhurst to Bramshill) 2009 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Hazard Mapping

Hazard Mapping methodology:

To calculate flood hazard with the debris factor we have used the supplementary note to Flood Risk to People Methodology (see below).

The following calculation is used:

$$HR = d \times (v+0.5) + DF$$

Where HR = flood hazard rating

d = depth of flooding (m)

v = velocity of floodwaters (m/sec)

DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

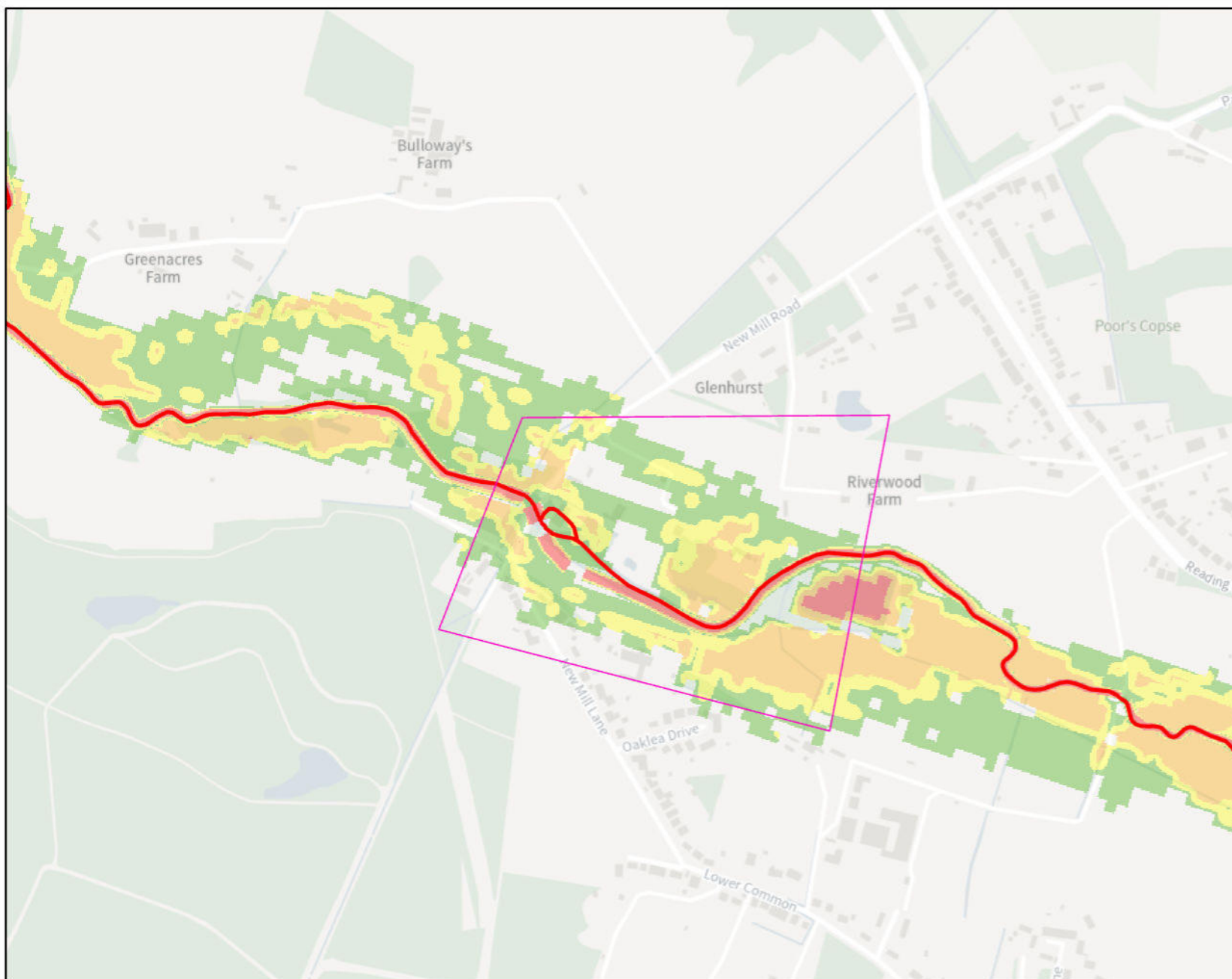
The resultant hazard rating is then classified according to:

Flood Hazard	Colour	Hazard to People Classification
Less than 0.75		Very low hazard - Caution
0.75 to 1.25		Danger for some - includes children, the elderly and the infirm
1.25 to 2.0		Danger for most - includes the general public
More than 2.0		Danger for all - includes the emergency services

REF: HR Wallingford and Environment Agency (May 2008) Supplementary note of flood hazard ratings and thresholds for development planning and control purpose – Clarification of the Table 113.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1

1% + 15% CC AEP Hazard Map centred on RG27 0RB

Created on 26/05/2026 REF: EIR2026/21830



Legend

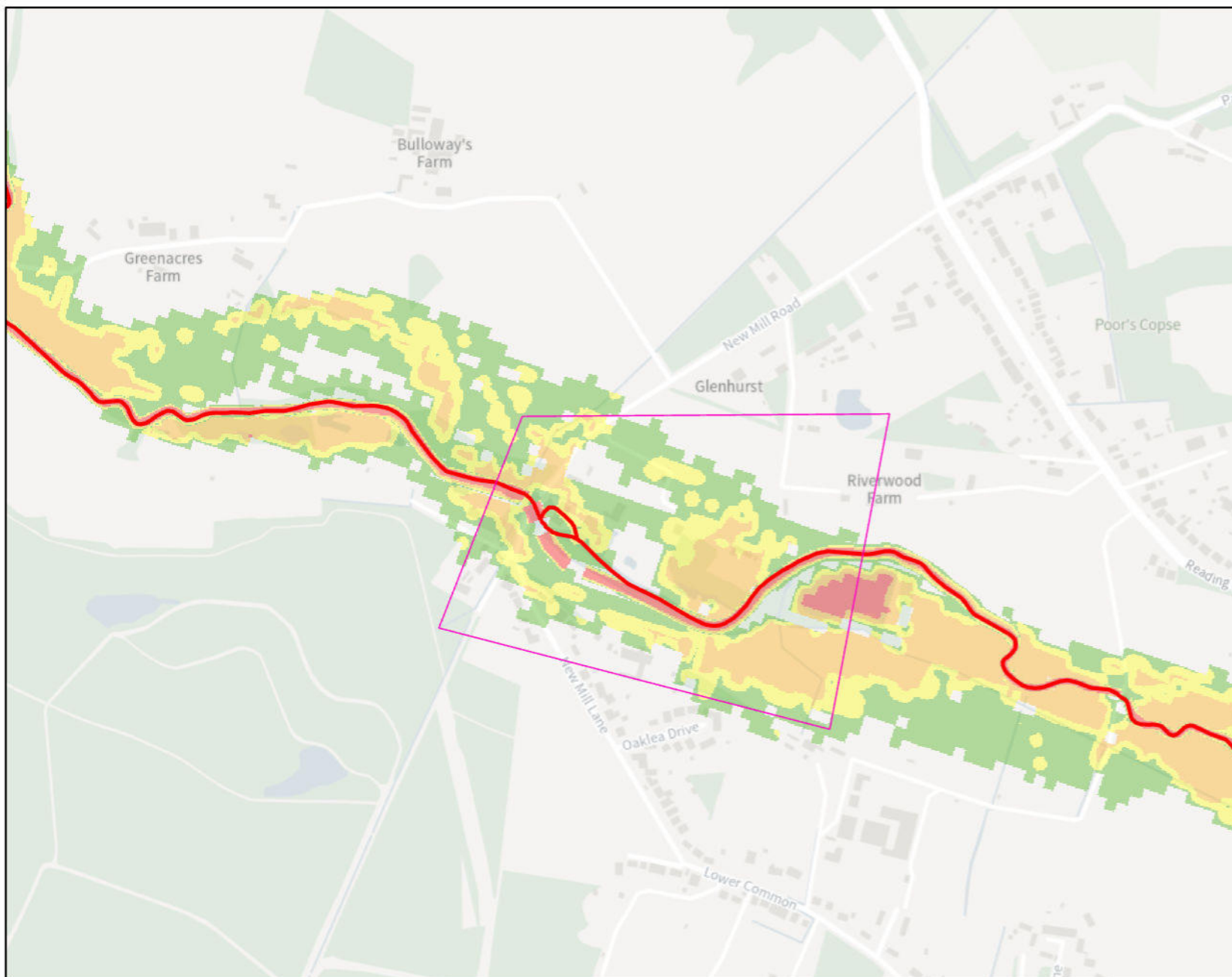
- Site
- Statutory Main Rivers
- 1%+15% AEP Hazard
- <VALUE>
- Very low hazard – Caution
- Danger for some – includes children, the elderly and the infirm
- Danger for most – includes the general public
- Danger for all – includes the emergency services

For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$\begin{aligned} \text{HR} &= d \times (v+0.5) + \text{DF} \\ \text{HR} &= \text{flood hazard rating} \\ d &= \text{depth of flooding (m)} \\ v &= \text{velocity of floodwaters (m/sec)} \\ \text{DF} &= \text{debris factor calculated (0, 0.5, 1} \\ &\quad \text{depending on probability that debris} \\ &\quad \text{will lead to a hazard)} \end{aligned}$$

1% + 25% CC AEP Hazard Map centred on RG27 0RB

Created on 26/05/2026 REF: EIR2026/21830



Legend

- Site
- Statutory Main Rivers
- 1%+25% AEP Hazard
- <VALUE>
- Very low hazard – Caution
- Danger for some – includes children, the elderly and the infirm
- Danger for most – includes the general public
- Danger for all – includes the emergency services

For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$\begin{aligned} \text{HR} &= d \times (v+0.5) + \text{DF} \\ \text{HR} &= \text{flood hazard rating} \\ d &= \text{depth of flooding (m)} \\ v &= \text{velocity of floodwaters (m/sec)} \\ \text{DF} &= \text{debris factor calculated (0, 0.5, 1} \\ &\quad \text{depending on probability that debris} \\ &\quad \text{will lead to a hazard)} \end{aligned}$$

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Wokingham.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Thames Environment Agency team at enquiries_thm@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for