

Conway Estate, Riverside Pavillion and Tunnel Portals

Flood Risk Assessment

- PCY-EWD-RP-ZZ-RP-C-0001

Document Control

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1. Executive Summary

This Flood Risk Assessment has been prepared by Elliott Wood Partnership on behalf of Imperium Trust Company to support the planning application for the redevelopment at the Stowdes Estate. Culham Lane, Remenham. The application site is located in the south-western side of the Stowdes Estate, to the west of Wargrave Road and the east of the River Thames.

There have been several planning consents granted for the proposed Riverside development. The most recent being Consent 240832 which was granted in August 2024 for the demolition of an existing summerhouse along the River Thames and construction of a riverside pavilion and two portal structures, offering ancillary residential accommodation to the main house.

The development site is located within Flood Zones 2&3 with areas of the site being classified as functional floodplain. The proposed riverside scheme has been developed as such to ensure that flood risk from fluvial sources on site and downstream of the proposed development is not increased. This is achieved by ensuring that building FFL's are raised above the design flood event, ensuring that existing external levels are retained and where the development impacts existing floodplain storage, that external levels are adjusted to ensure floodplain neutrality.

EA data shows that the site is at a medium risk of groundwater flooding given it's proximity to the River Thames and the existing ground conditions. Mitigation measures such as waterproofing of any substructure and installation of suitable cavity and land drainage mean that the risk of groundwater is reduced to low.

Flood from all other sources has been reviewed and is considered to be low.

2. Introduction

Elliott Wood Partnership has been commissioned by Imperium Trust Company (herein referred to as the 'Applicant') to prepare this Flood Risk Assessment (FRA) to support the planning application for the redevelopment at the Stowdes Estate. Culham Lane, Remenham.

This report reviews all potential sources of flooding to the proposed development, evaluates the sensitivity of the site to flooding and considers any impact to the surrounding area that the proposed development may cause. This is in line with the requirements of the National Planning Policy Framework (NPPF).

The flood risk mechanisms being considered as part of this FRA are as follows:

- Fluvial and tidal
- Surface water and overland flow
- Groundwater
- Flooding from artificial waterbodies
- Infrastructure failure and sewer flooding

3. Site Context

3.1 Site Location

The application site is located in the south-western side of the Stowdes Estate, to the west of Wargrave Road and the east of the River Thames. The site currently consists of an existing vacant summerhouse, wooden boathouse, woodland areas, and open garden space in the centre of the site. Access to the site is via Wargrave Road to the north. Historically, the Stowdes Estate formed part of the wider Park Place Estate. The approximate site address is Wargrave Road, Remenham, Henley-on-Thames, RG9 3HU. The grid reference for the site is SU 78020 81023.

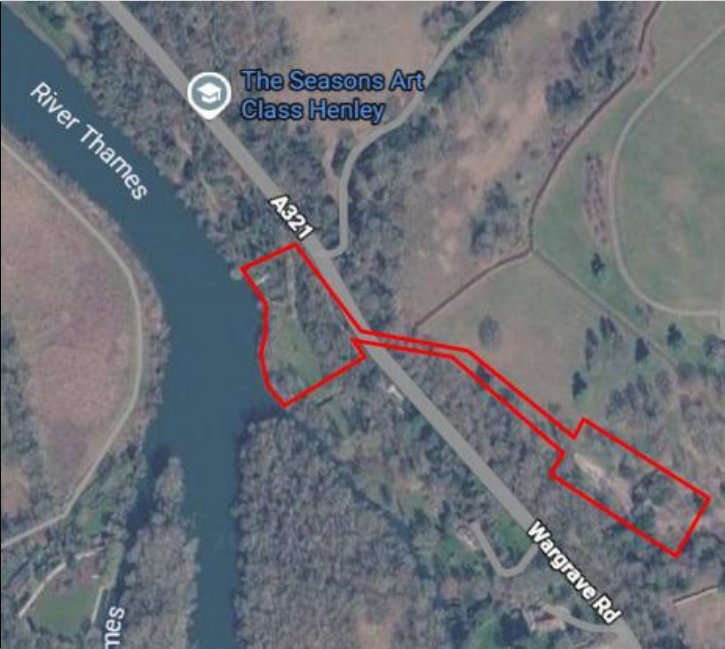


Figure 1: Site location

3.2 Existing Development

The existing site currently consists of an existing vacant summerhouse, wooden boathouse, woodland areas and open soft landscaping to the centre of the site. Access to the site is via Wargrave Road to the north of the site.

3.3 Planning History

The planning history for the Stowdes Estate is extensive and spans several consents for a handful of built elements (main house, gatehouse, staff village, estate management building and riverside pavilion) and associated landscape works which seek to create a master planned private residential estate. There have been several planning consents granted for the proposed Riverside development. The most recent being Consent 240832 which was granted in August 2024 for the demolition of an existing summerhouse along the River Thames and construction of a riverside pavilion and two portal structures, offering ancillary residential accommodation to the main house. Consent was also given for an underground tunnel which would connect to the main house. The LLFA previously commented on and did not object to that approved scheme which this application seeks to amend.

3.4 Existing Site Topography

The existing site is located between the River Thames and Wargrave Road. The site is generally flat with a level of around 33mAOD. To the east of the site the existing levels bank up sharply to the point where the site borders Wargrave Road. The approximate top of bank level is 47mAOD (although this varies across the eastern boundary of the site).

3.5 Underlying Site Geology and Hydrology

3.5.1 Geology

BGS mapping data shows the site being underlain by Lewes Nodular Chalk. Borehole information obtained from the BGS describes:

- topsoil over chalk with large flints to a depth of 3m
- light brown stained broken chalk with flints from 3m to a depth of 7m
- broken white chalk from 7m to a depth of 15m

Ground water was observed at a depth of 2m.

At the time of writing this FRA, a site-specific site investigation has been undertaken but the results not yet received.

Refer to **Appendix A** for a copy of the Topographical Survey.

3.5.2 Hydrology

The site is bound to the West by the River Thames, as mentioned above, ground water was observed at 2m below existing ground level at a nearby historic borehole. Site specific site investigation has been undertaken to determine the level of groundwater at the site location. According to DEFRA mapping, the site is located within a principal aquifer.

3.6 Critical Drainage Area

A Critical Drainage Area (CDA) is a specific area of significant flood risk characterised by the amount of surface run-off that drains into the area, the topography, hydraulic conditions of the pathway (e.g. sewer, river system), and the receptors (people, properties, and infrastructure) that may be affected.

As noted in the Wokingham Borough Council (WBC) Strategic Flood Risk Assessment (SFRA), there are no CDA’s noted within the Wokingham Borough.

4. Proposed Development

The development proposes amendments to a previously approved scheme referred to in Section 3.3. These amendments are:

- **South Portal:** the treatment of the south tunnel portal has been simplified and softened to mitigate its visual impact, this includes a reduction in volume by removing previously proposed earthworks. This approach would be closer to that approved in 2016, with a partially exposed structure. This is an architectural treatment which is prevalent on other nearby development schemes along the river.

- **North Portal** – a minor change to the sunken entrance area, proposing a planted wall with a smaller entrance (to match the proposed south portal treatment), rather than the sloped approach and larger tunnel entrance as approved.

Pavilion – the design, location and volume of the pavilion and associated deck is unaltered, however, their height has been increased by approximately 500mm to account for new Environment Agency (EA) flood levels which have been updated since the previous consent was granted. This is the minimum level required to make the pavilion safe from the most extreme of flood events and will have a negligible visual impact on the pavilion and green belt.

- **Landscaping** – the route of the walkway from the south portal to the pavilion has been altered to make it more recessive in views as it will be further set back from the river against the backdrop of existing woodland and proposed planting. A large section of walkway which previously led to the boathouse has also been removed, reducing built development in this area and creating a more naturalistic approach to soft and hard landscaping.

The design life of the development is 50 years.

Refer to **Appendix B** for Architectural Plans.

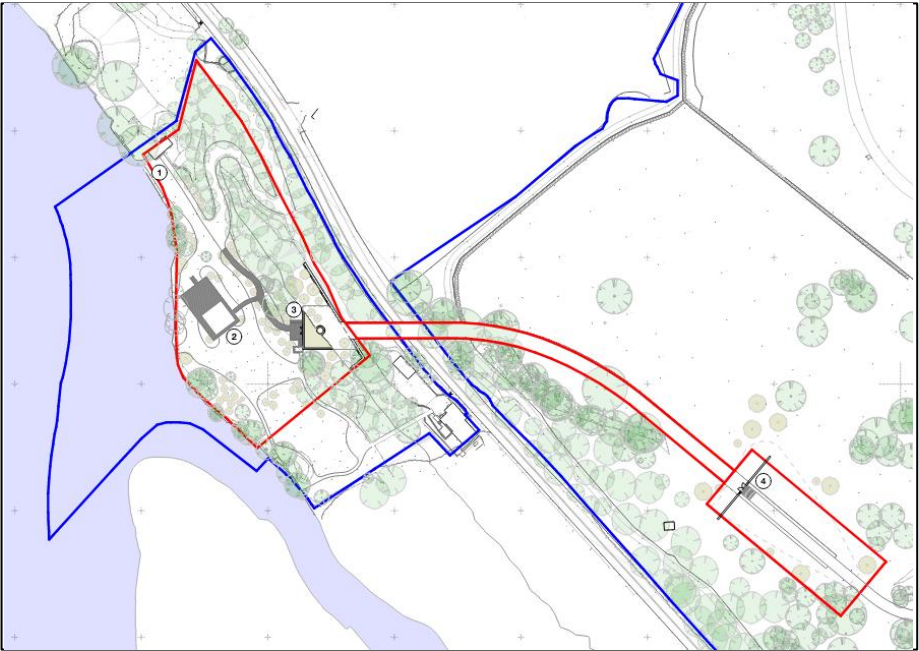


Figure 2: Proposed development

5. Planning & Flood Risk Management Policy

5.1 Policy Summary

It is important to assess the flood risk posed to the development of this site from all sources of flooding, in accordance with National Planning Policy Framework (NPPF) requirements. The flood risk sources being considered as part of this FRA are as follows:

- Fluvial and Tidal
- Surface Water and Overland Flow
- Groundwater
- Flooding from Artificial Waterbodies
- Infrastructure Failure / Sewer Flooding

The following documents have been reviewed in the preparation of this FRA:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Wokingham Borough Council Level 1 Strategic Flood Risk Assessment
- Wokingham Borough Council Level 2 Strategic Flood Risk Assessment

5.2 Flood Risk Vulnerability

When considering the flood risk vulnerability, the proposed development consists of a number of different usages and flood risk vulnerability classifications.

The riverside pavilion/summerhouse consists of leisure facilities and storage for water sports. No overnight or amenity features are proposed within the pavilion/summerhouse. The pavilion/summerhouse is classed as water compatible development. The riverside pavilion is located within Flood Zone 3b. The south portal is classed as non-residential leisure/water compatible development and purely provides access to the riverside pavilion. Parts of the south portal are located within Flood Zones 2 and 3.

Given their usage classification of the south portal and riverside pavilion, they are deemed acceptable in line with paragraph 079 of the National Planning Practice Guidance (NPPG) for Flood risk and coastal change published on 25th August 2022 (see **Table 1**). The riverside tunnel and north portal are located within Flood Zone 1 as such are permitted.

Table 1: Flood risk vulnerability and flood zone ‘incompatibility’, as taken from Gov.uk website

Flood Zones	Flood Risk Vulnerability Classification				
	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	✓

5.3 Sequential and Exception Test

The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 & 3 (areas with a medium or high probability of river or sea flooding), applying the Exception Test if required. The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

The sequential and exception tests are not deemed necessary for the development.

6. Pre-Application Advice

6.1 Environment Agency

At the time of writing this Flood Risk Assessment, the EA were unable to offer their paid pre-application service. An FRA Checklist was provided by the EA and can be found in **Appendix G** of this FRA.

6.2 Lead Local Flood Authority

The Lead Local Flood Authority (LLFA) were consulted in the pre-application process under reference 252744. A response from Wokingham Borough Council was received on 6th March 2026. The feedback from the LLFA has been factored into this FRA.

7. Sources of Potential Flooding

7.1 Historic Flooding

EA mapping included within the WBC SFRA shows that the site lies in an area previously affected by historic flood events. Furthermore, the SFRA lists historic flood events which have occurred when the water level of the River Thames has exceeded the existing bank level. The most recent fluvial flood event listed was in winter 2013/14 which occurred due to channel capacity exceedance along the River Thames. **Figure 3** shows an extract of the EA historic flood mapping.

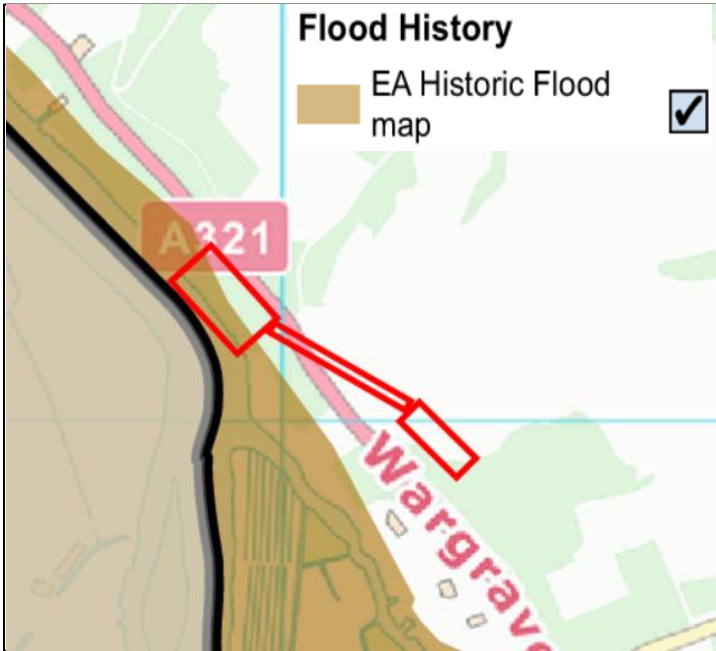


Figure 3 - EA Historic Flood Mapping

7.2 Fluvial and Tidal Flooding

EA Flood mapping shows that parts of are site is located within Flood Zones 2 and 3.

The EA provide packages of information (i.e. products) to help inform flood risk assessments.

The EA provided Product 4, 5, 6 and 8 data; these products provided Detailed Flood Risk Assessment Maps, Reports, Model Output Data and Flood Defence Breach Hazard Maps respectively. In accordance with the EA's flood risk map for planning (taken from the Product 4 data), parts of the site is shown to lie within Flood Zones 2 & 3.

An extract of the flood risk map for planning is shown in **Figure 4**.

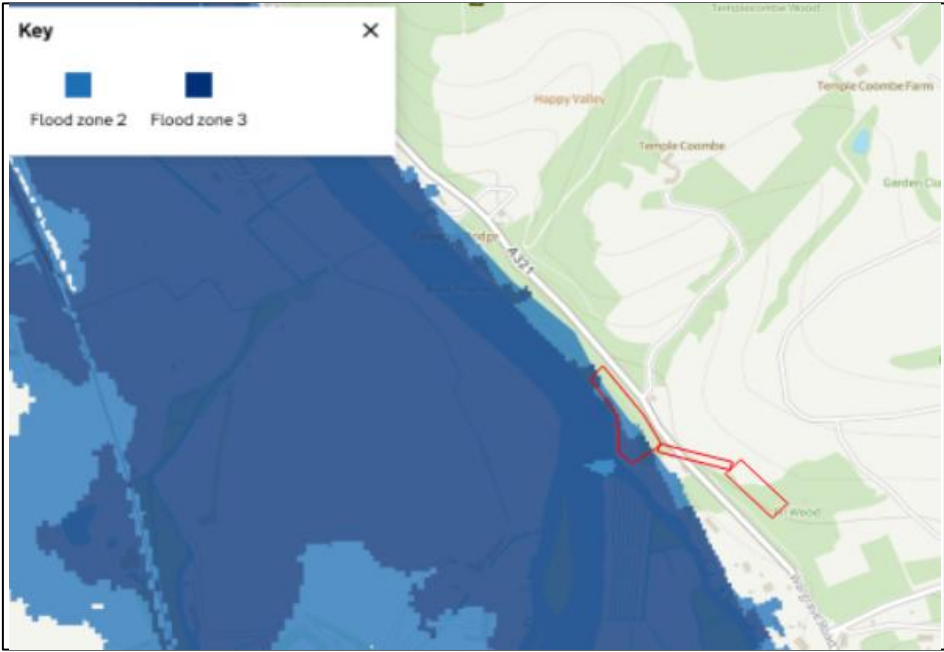


Figure 4: Extract of EA flood risk map for planning

The risk of flooding from tidal and fluvial sources is considered to be **high**. Mitigation measures will be required in the proposed development to reduce this risk, as discussed in Section 8.

Refer to **Appendix C** for EA Data and Flood Zone Mapping.

7.3 Surface Water Flooding and Overland Flow

Surface water flooding may occur during intense or prolonged rainfall events where there is insufficient capacity within the existing drainage infrastructure which leads to overland flows.

The EA has undertaken hydraulic modelling of topography to map areas which could be subject to flooding from surface water and overland flows. An extract from the Environment Agency's surface water flood risk maps is shown in **Figure 5**.

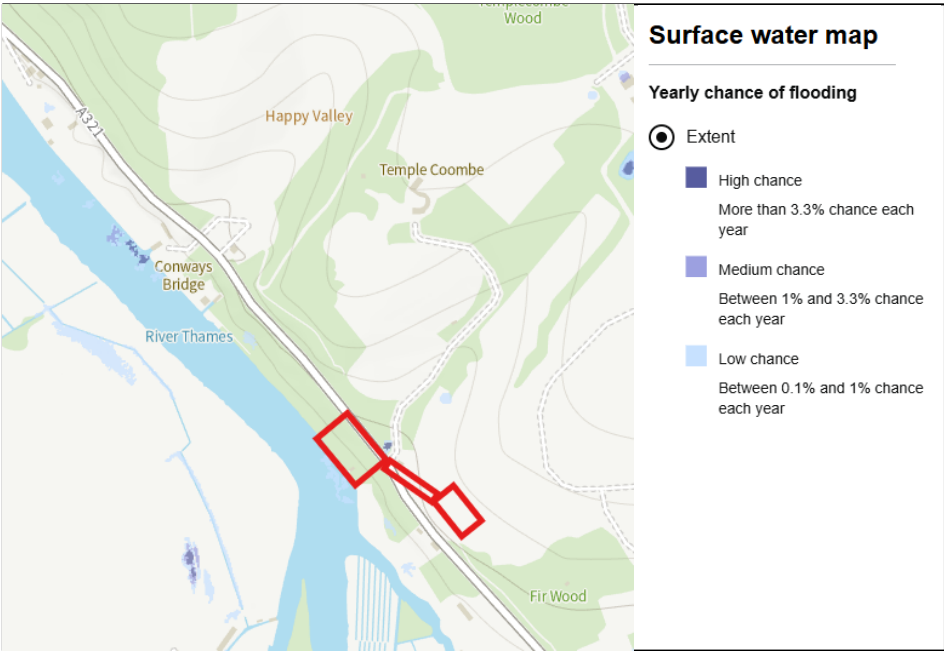


Figure 5: Extract of EA mapping – surface water flood extent

The mapping shows that the site is not located in an area effected by surface water flooding. As such, the risk of flooding from surface water and overland flow is considered to be **low**.

7.4 Groundwater Flooding

Groundwater flooding can occur following an extended prolonged period of low intensity rainfall, when water levels in the ground rise above surface levels. The future risk from this source is more uncertain than surface water as climate change predictions indicate that although sea levels will rise, thus possibly raising groundwater levels, overall summer rainfall will decrease, therefore having a long-term effect of lowering the groundwater levels. However, long periods of wet weather are predicted to increase, and these are the type of weather patterns that can cause groundwater flooding to occur.

Given the sites proximity to the river, high ground water is to be expected. Mapping from the WBC SFRA shows that the site is located in an area with 50-75% of being susceptible to ground water flooding. **Figure 6** shows an extract of the WBS SFRA groundwater flood mapping.

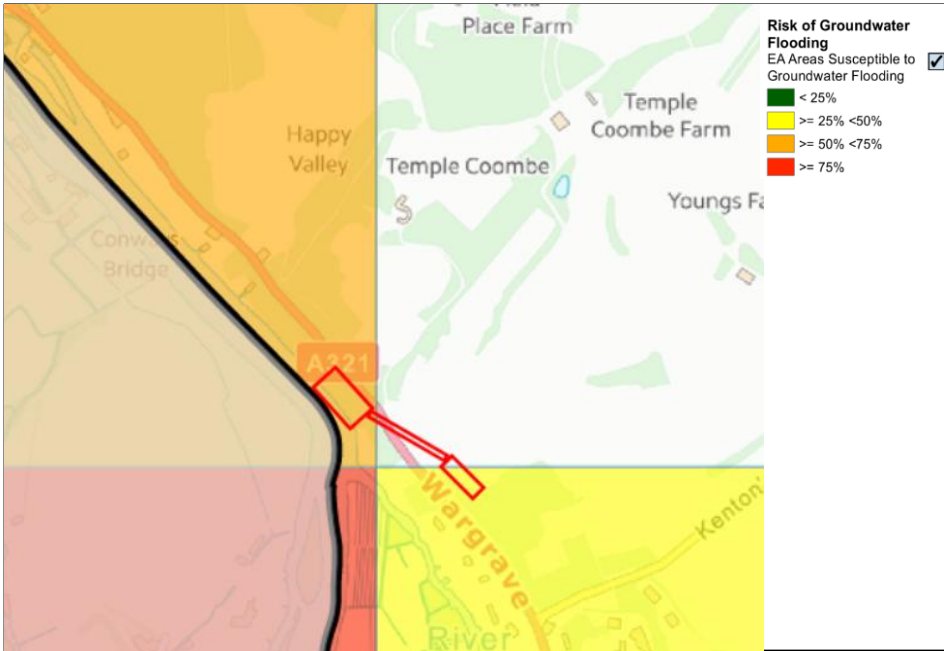


Figure 6: WBC SFRA Groundwater Flood Mapping

The risk of flooding from groundwater is considered to be **medium**, however mitigation measures should be considered for the structure to prevent groundwater ingress.

7.5 Flooding from Artificial Waterbodies

7.5.1 Reservoir Flooding

Reservoirs are artificially created lakes that are usually formed by building a dam across a river. If one of the dams failed then water could escape from the reservoir, resulting in land or property being flooded.

The EA has mapped areas which could be subject to flooding in the event of reservoir failure- see **Figure 77**. The mapping shows that a small area of the site is at risk of reservoir flooding, but this only occurs when the flooding from the adjacent river occurs.

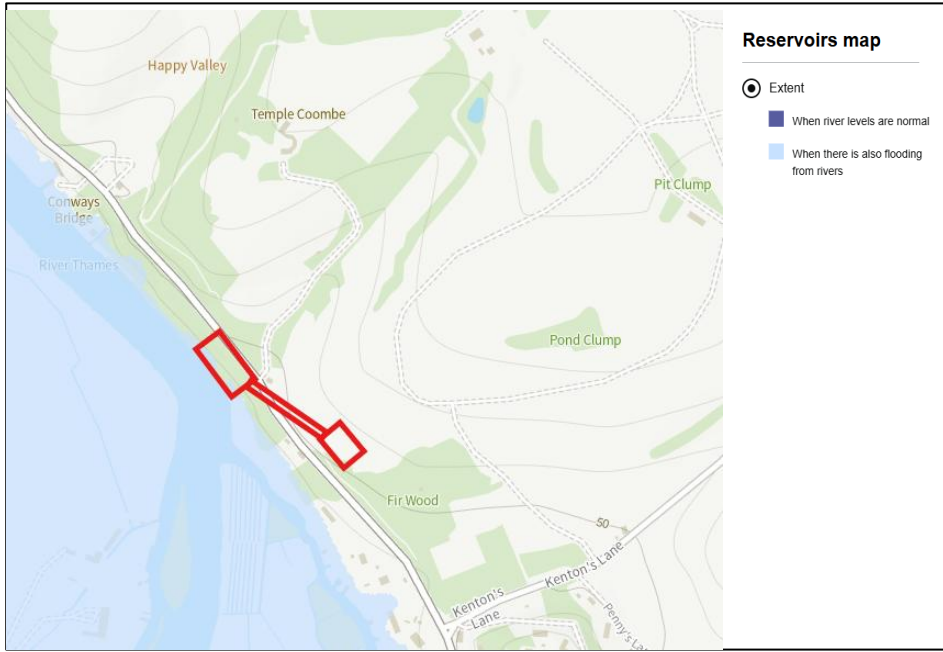


Figure 7: Extract of EA mapping – reservoir flood risk

It should be noted that the reality of a flood occurring due to a reservoir failure is considered to be extremely low. Reservoirs must be properly maintained and will be regulated under the Reservoirs Act 1975. This legislation is enforced by the EA which requires reservoirs to be routinely inspected and maintained to an appropriate standard.

The risk of flooding from reservoirs is considered to be **low** as it is considered very unlikely to occur and if it were to occur it would be as a result of flooding from the nearby river.

7.5.2 Waterway/Canal Flooding

Both a waterway and a canal can be defined as an artificially constructed water channel.

There are no waterways/canals or within close proximity to the proposed site.

The risk of flooding from canal / waterway failure is considered to be **low**.

7.6 Infrastructure Failure and Sewer Flooding

7.6.1 Public Sewer Failure

Thames Water is the principal sewerage supply and provider for the area. An asset search shows that there are no Thames Water sewers within close proximity to the site.

Appendix E of the WBC SFRA states that there are no recorded incidents of sewer flooding in the area.

A copy of the Thames Water asset records can be found in **Appendix D**.

The risk of flooding from public sewers is considered to be **low**.

8. Flooding Mitigation Measures

8.1 Flood Warning

The site is located in an area that can receive free flood alerts via the GOV.uk “Flood Information Service”.

Subscribers to this service are eligible to receive free warnings by telephone, mobile, email, text message or fax, whichever is most convenient. It is recommended that the occupier/proprietor of each property on the site subscribes to this warning service. Those who sign up for the telephonic service, for instance, will receive an automated message via the phone telling them that flooding is expected and giving advice as to what actions should be taken.

As noted in the WBC SFRA mapping, the site is located in an area benefitting from local flood alerts.

8.2 Emergency Evacuation

In the event of a flood warning all persons present in the vicinity of the site should evacuate on receipt of alerts from the Flood Information Service.

If the riverside area has not been evacuated in the event of a flood. Occupants will be able to use the raised boardwalk which is situated above the design flood level to access the south portal. From the south portal, occupants will be able to use the tunnel to evacuate clear of the tunnel back towards the main site. It should be noted that this evacuation route is a secondary measure only and evacuation of the site should take place immediately following notification of an upcoming flood event.

Refer to **Appendix E** for a flood evacuation plan.

8.3 Flood Mitigation and Resilience Measures

8.3.1 Fluvial and Tidal Flooding

To mitigate the risk of fluvial flooding, the FFL of the pavilion and south portal have been raised to ensure they are located above the design flood level. Given the usage and vulnerability classification of the development, the central climate change allowance has been used.

Product 4 data provided by the EA shows that the site is located within the Thames Sonning-Hurley catchment. **Figure 8** below shows an extract of the node mapping which shows node 8 to be nearest to the proposed development site (and also more onerous than node 3). In line with UK Government guidance for assessing peak river flow allowances, the central climate change allowance has been used.

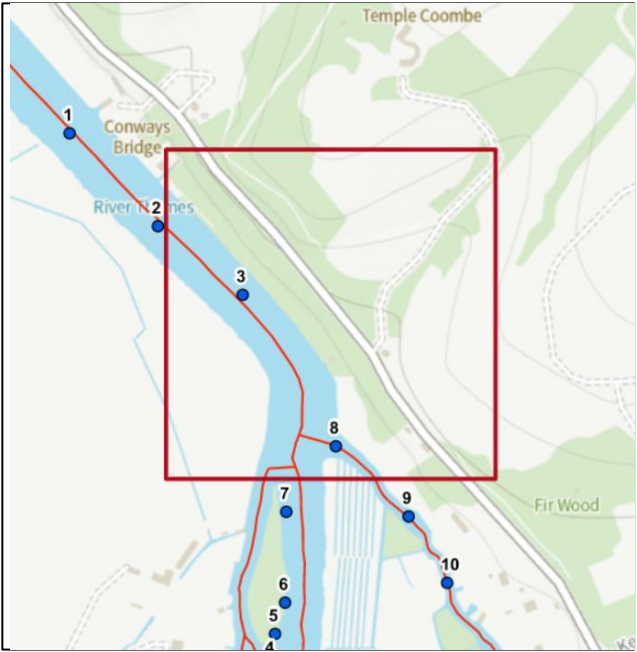


Figure 8 - Extract of EA Product 4 Node Locations

The WBC SFRA states that for the central allowance for Sonning – Hurley, the 1% AEP plus 35% climate change should be used to interpolate design flood levels. As such, the design water level for the development has been interpolated as 34.53mAOD. **Figure 9** below shows an extract from the EA Product 4 data.

Modelled node locations data					
No defences exist climate change					
Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)
				Level	Level
1	1418125	477626	181380	33.94	34.42
2	1418442	477738	181263	33.98	34.48
3	1418255	477845	181177	34.01	34.50
4	1417991	477881	180709	34.08	34.55
5	1418379	477885	180749	34.08	34.55
6	1418238	477898	180788	34.07	34.54
7	1418143	477899	180903	34.04	34.53
8	1418411	477962	180986	34.05	34.53
9	1418290	478054	180897	34.06	34.54
10	1418407	478102	180813	34.08	34.55

Figure 9 - Node Location Data Extract from EA Data

As further mitigation against fluvial flooding, the pavilion and south portal FFL have been set 300mm above the anticipated flood level ensuring a freeboard above the design flood water level. All walkways between the two building are also to be set at this level.

It is recommended that the flood resilience measures set out in the CIRIA guide *Improving the Flood Performance of New Buildings – Flood Resilient Construction* are incorporated.

If the above mitigation measures are incorporated, the risk of flooding from fluvial and tidal sources is reduced to **low**.

8.3.2 Surface Water Flooding and Overland Flow

Although the risk of surface water flooding is considered to be low, by means of good practice, all external ground levels will be developed and set to direct surface water away from building thresholds.

The new surface water drainage system for the site will be designed for the 1 in 100-year storm event plus an appropriate allowance for climate change. The new surface water drainage system will capture runoff from new hardstanding areas. Runoff rates from all areas will be evaluated such that proposed runoff rates do not exceed the existing runoff rates, thus not increasing the flood risk to the river or any downstream catchments.

8.3.3 Groundwater Flooding

Site investigations in the form of groundwater monitoring should be undertaken prior to works starting on site to confirm groundwater levels across the site and to inform whether protection measures against flotation for any buried services may be required. The structural design of both the tunnel portal and the riverside pavilion may need to incorporate waterproof concrete and cavity drainage where necessary

All penetrations through the structural walls and floors should be suitably sealed to prevent groundwater ingress.

If the above mitigation measures are incorporated, the risk of flooding from groundwater is reduced to **low**.

8.3.4 Flooding from Artificial Waterbodies

Flooding from artificial waterbodies is considered to be low. As such, mitigation measures are not required.

8.4 Floodplain Compensation

Analysis of the existing levels, proposed levels and design flood level has been carried out to ascertain the impact of the proposed development on the existing floodplain storage.

As the pavilion and boardwalk are located at a level above the design flood level, the superstructure elements do not impact the existing floodplain storage. The substructure of the pavilion and boardwalk will impact the existing floodplain storage as it is located at or below the design flood level. A volumetric exercise has been carried out based on the current foundation proposals for both elements. A breakdown of the impact of these elements on the existing floodplain storage can be found in Table 2.

The south portal building has generally been positioned outside of the extent of the flooding which occurs in the design storm event. However, a small extent of the southwest corner of the portal is located within the existing floodplain storage. Analysis of the proposed building against the existing levels and design storm flood level show that 6.25m² of the proposed building sits within the current flood zone. Within this area, there is a 2.55m³ volumetric wedge of the existing floodplain storage which is offset by the proposed building. Table 2 shows a full breakdown of the detailed floodplain storage loss due to the proposed development.

Table 2 - Floodplain Compensation Losses

Contributing Area	Floodplain Lost (m³)
South Portal	2.55
South Portal Decking	0.4
Raised Boardwalk Decking	5
Pavilion Columns	19.2
Total	27.15

As shown in Table 2, it is anticipated that 27.15m³ of existing floodplain storage will be lost as a result of the proposed development. This loss must be compensated for elsewhere and as such, a flood storage compensation analysis has been undertaken to show that it will be possible to alter ground levels elsewhere to offset the loss of storage related to the new proposals and external ground levels.

Drawing PCY-EWD-RP-ZZ-DR-C-0008 shows the proposals to locally lower areas of the external levels to provide 29.9m³ of compensation. The areas lowered have been done so to assist with overland flow as a further flood mitigation measure.

Refer to **Appendix F** for flood compensation modelling plans.

9. Drainage Strategy

9.1 Existing Site and Drainage

9.1.1 Existing Site

As discussed in Section 3, the site currently consists of an existing vacant summerhouse, wooden boathouse, woodland areas, and open garden space in the centre of the site. There is no evidence of any drainage to any of the existing buildings. It is therefore assumed that all surface water from the area drains through infiltration into the ground, although available ground investigation information suggests that groundwater in the area is high.

9.1.2 Existing Drainage

As outlined above, it is believed that no private drainage exists within the current site demise. Furthermore, Thames Water asset records show that there are no public sewers within the vicinity of the proposed site.

Refer to **Appendix D** for Thames Water asset records.

9.2 Proposed Drainage and SuDS Strategy

9.2.1 Proposed Site

The proposed site description can be found in Section 4 of this report. A greenfield calculation has been used to approximate the existing surface water flow rate from the site. A summary of the greenfield flowrates can be found in Table 3. The site area is approximately 0.17Ha.

Table 3 - HR Wallingford Greenfield Flow Rates

Design Storm Event	Peak Greenfield Flow Rate (l/s)
2 Year	0.3
10 Year	0.5
30 Year	0.7

100 Year	0.9
200 Year	1.1

Given the nature of the site and the proximity to the River Thames, it is believed that all surface water from the site drains to the river. It is proposed that surface water flows from the site will be reduced to 2l/s in order to reduce and slow surface water run off following a storm event to ensure that the downstream flood risk is not increased.

9.2.2 Evaluation of Appropriate SuDS Techniques

The following drainage hierarchy has been considered and appraised:

1. Store rainwater for later use
2. Use infiltration techniques, such as porous surfaces in non-clay areas
3. Attenuate rainwater in ponds or open water features for gradual release
4. Attenuate rainwater by storing in tanks or sealed water features for gradual release
5. Discharge rainwater direct to a watercourse
6. Discharge rainwater to a surface water sewer/drain
7. Discharge rainwater to the combined sewer.

Appraising the use of rainwater reuse

It is proposed that rainwater harvesting will be implemented to drain and store rainwater from building roofs for re-use in the form of irrigation of the external lawn/planted areas.

Appraising the use of infiltration techniques

Given the sites proximity to the River Thames and the assumed high ground water level, infiltration into the ground is not deemed to be feasible.

Appraising attenuation in green infrastructure

Given the risk of fluvial flooding to the site, the implementation of green infrastructure such as swales and detention basins has been deemed no to be feasible without disrupting existing floodplain storage and exceedance routing.

Appraising attenuation in tanks or sealed water features

It is proposed that surface water from the development will be attenuated in a below ground lined cellular attenuation tank prior to a controlled discharge.

Appraising discharge direct to a watercourse

It is proposed that surface water will be discharge at a controlled rate to the River Thames which is located immediately west of the proposed site.

Appraising controlled discharge to a surface water sewer or drain

No public sewers are located in the vicinity of the site.

Appraising controlled discharge to a combined sewer

No public sewers are located in the vicinity of the site.

9.2.3 Surface Water Drainage Proposals

Given the lack of public sewers in the vicinity of the site, it is proposed that surface water from the site is discharged to the River Thames immediately to the west of the site. It is proposed to restrict surface water discharge to 2l/s. This flow rate has been selected to restrict the development to as close to greenfield rate as possible whilst ensuring that the flow rate can be achieved through a Hydrobrake. Given the nature of the River Thames, the proposed

drainage has been sized to accommodate a submerged outfall. The design water level has been taken as the top of bank level of 32m. The surface water drainage network has been designed to ensure that no surface water flooding occurs onsite during all design storm events up to and including the 1 in 100 year +40% climate change event.

The restriction of flowrate and submerged outfall mean that 137m³ of surface water attenuation will be required in the form of a below ground cellular tank. Rainwater harvesting is also proposed but to ensure the drainage design is sized for the most onerous event, it is assumed that any rainwater harvesting tanks are full during the critical storm event.

In the event of the design flood event where the river level floods the site, surface water will be held in the proposed drainage until the time when flood waters recede and surface water with the drainage network is able to discharge.

Refer to **Appendix H** for proposed drainage drawings and to **Appendix I** for proposed drainage calculations.

9.2.4 Exceedance Routes

Given the high fluvial flooding risk to the site, it is important to ensure that existing exceedance routes are not impeded by the proposed development. It is proposed that existing site levels are retained as far as is reasonably practicable. Where existing levels are to be lowered to offset floodplain storage loss, it has been ensured that the localised lowering of levels does not impact the exceedance flow routes.

Refer to **Appendix J** for a copy of the exceedance flow route plan.

9.2.5 Temporary Drainage During Construction

Temporary drainage requirements for the construction phase will require early contractor input to detail how surface water will be managed during construction. It is recommended that this be set as a pre-commencement condition to be obtained in advance of works starting on site.

9.2.6 Proposed Foul Water Drainage Strategy

Given that there are no existing public sewers within close proximity to the site, it is proposed that foul water from the south portal and riverside pavilion will drain through a network of pipes and manholes via gravity to a cesspool. From the cesspool, foul drainage will be emptied as required by a tanker. Discharge via a foul water treatment plan to the River Thames has been considered, but due to the fluvial flood risk, this has been deemed not feasible.

Given the usage of the development site, it is assumed that foul flows will be low. The cesspool will be alarmed to notify the user when the tank requires emptying.

Refer to **Appendix H** for proposed drainage drawings.

9.2.7 Consultations

Environment Agency

At the time of writing this Flood Risk Assessment, the EA were unable to offer their paid pre-application service..

Lead Local Flood Authority

The LLFA were approached during the pre-application process for comment on the drainage proposals. The LLFA raised no in-principal objections and the propose drainage strategy has been developed following comments received in the pre-application feedback.

Sewerage Authority

As no public sewers are located within the vicinity of the site, Thames Water have not been consulted.

9.3 SuDS Operation and Maintenance

During the construction phase of the development, the responsibility for the maintenance of SuDS lies with the contractor. Post-construction, all proposed drainage within the site is to be private (i.e. does not lie on public land) therefore all SuDS will be maintained by the site owner for the lifetime of the development.

The drainage system should be regularly inspected and maintained to ensure that it is kept clear of silt and debris. Permanent inspection records should be kept by the site owner or management company, recording any previous issues and future work to be carried out.

There are three categories of maintenance activities, as follows:

- 1. Regular maintenance (including inspections and monitoring)
- 2. Occasional maintenance
- 3. Remedial maintenance

The sections below summarise the proposed schedule of maintenance for each SuDS element in accordance with the SuDS Manual.

Rainwater harvesting

The general performance of rainwater harvesting systems is listed below.

- Peak flow reduction: Good
- Volume reduction: Medium
- Water quality treatment: Medium
- Amenity potential: Good
- Biodiversity potential: Good

General maintenance requirements for rainwater harvesting systems are listed in **Table 4**. There are wide differences in the extent of maintenance required for different systems and manufacturers guidelines should always be followed.

Table 4: Rainwater harvesting system maintenance schedule

Maintenance schedule	Required action	Frequency
Regular maintenance	Cleaning of tank, inlets, outlets, gutters, withdrawal devices and roof drain filters of silts and other debris.	Annually following poor performance) (or
Occasional maintenance	Replacement of any filters.	As required.
Remedial actions	Repair of erosion damage, or damage to tank.	As required.
	Pump repairs.	As required.
Monitoring	Inspection of the tank for debris and sediment build up.	Annually following poor performance) (or
	Inspection of inlets, outlets and withdrawal devices	Annually following poor performance) (or
	Inspection of areas receiving overflow, for evidence of erosion.	Annually following poor performance) (or
	Inspection of any pumps – check function and wiring.	Annually.

Inspection of roof drain filters.	Annually following performance) (or poor
-----------------------------------	--

Geocellular / Modular systems

The general performance of geocellular / modular systems is listed below.

- Peak flow reduction: Good
- Volume reduction: Poor (storage only), Good with infiltration
- Water quality treatment: Poor
- Amenity potential: Poor
- Biodiversity potential: Poor

Maintenance requirements for geocellular /modular systems are listed in **Table5**.

Table 5: Geocellular / modular systems maintenance schedule

Maintenance schedule	Required action	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly (and after large storms)
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually and after large storms

Drainage pipes, silt traps and catchpits

Maintenance schedule	Required action	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface and chambers (where may cause risks to performance)	Monthly
	Inspection of manholes, silt traps and catchpits to assess silt accumulation	Monthly (and after large storms)
	Removal of accumulated silt from silt trap and catchpit sumps	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets, outlet, overflows and vents	As required
	Cleaning/jetting of pipework if silt/debris is building up in system	As required
Monitoring	Inspect/check all inlets, outlets, and overflows to ensure that they are in good condition and operating as designed.	Annually and after large storms

NOTE: Manhole covers can be heavy and suitable lifting equipment/ procedures should be used. Where possible, personnel should not enter manholes to carry out maintenance.

Gullies and linear drains

Inspection and removal of debris from silt trap every 3 months, preferably after leaf fall in the autumn. (Timeframe can be adjusted to suit actual site conditions.) Charge water trap where necessary.

Unusual / unresolved problems

If the drainage system is still holding water following cleaning with a jetter, or the jetting of the system removes excessive amounts of debris this may indicate greater issues within the system. A CCTV survey is likely to be required and further advice should be sought from a drainage engineer.

The following are specific indicators which may trigger intervention:

- Witnessing waterlogged areas / standing or stagnant water / poorly drained areas, indicative of a blockage
- Removal of fallen leaves and debris particularly in autumn months
- Significant storm events are typically classed as MET Office weather alert Amber and above.

10. Conclusions

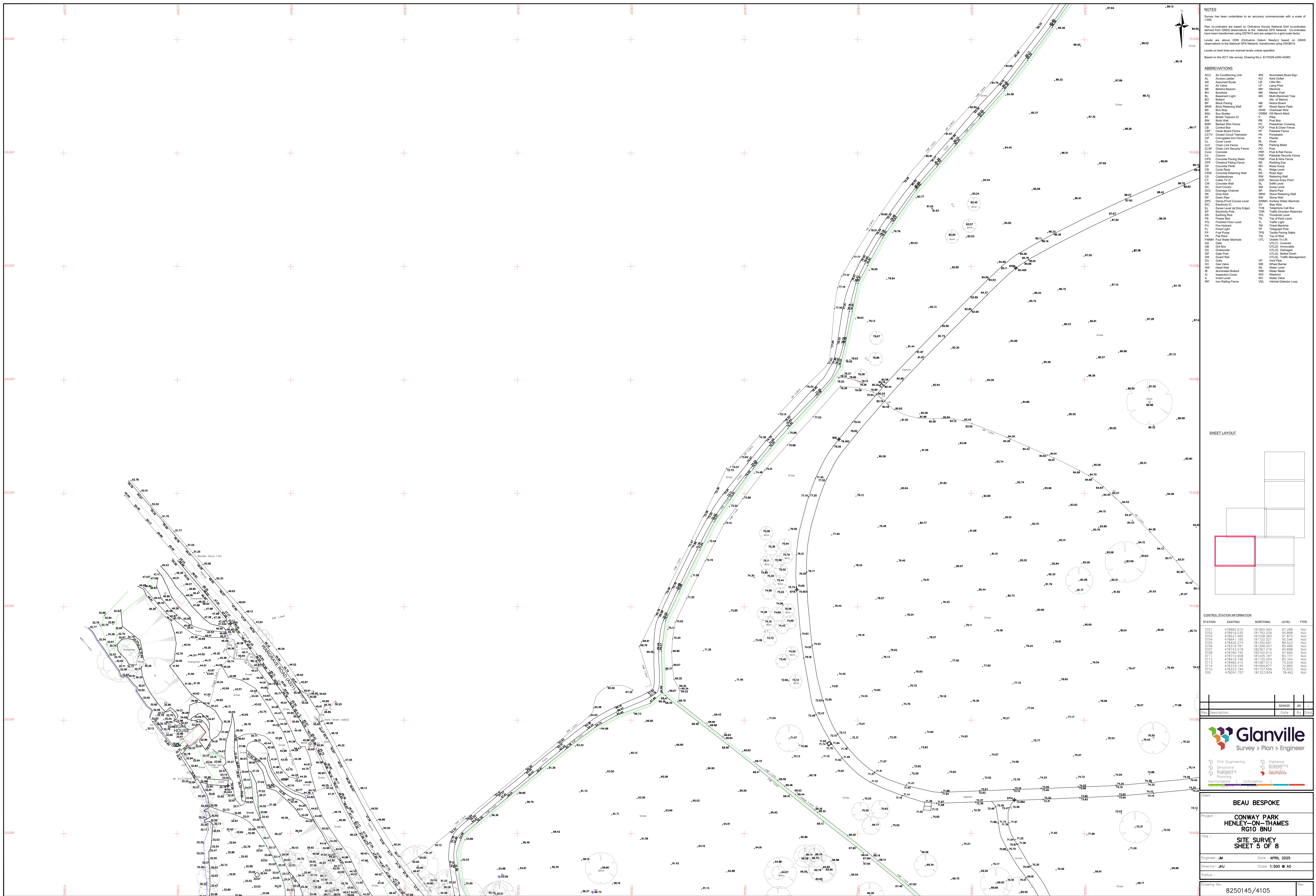
The development proposes amendments to consented riverside schemes including updates to the north and south portals as well as the pavilion. The sites proximity to the River Thames means that it is partially located within Flood Zones 2 and 3 meaning that the primary source of flood risk for the development is fluvial flooding when the river level rises.

Mitigation measures are proposed to ensure that the development can be implemented without increasing flood risk both within the site boundary and downstream of the proposed development. Floor levels will be raised above the design fluvial flood level; the development will receive emergency alerts to notify residents in advance of a flood event allowing them to evacuate via the raised boardwalks. Where the development impedes on existing floodplain storage, site levels will be locally lowered to provide compensation for the lost storage.

Flooding from groundwater has been identified as a medium risk but is reduced to low with the mitigation measures described in Section 8.3.3. Flooding from all other sources is classified as low.

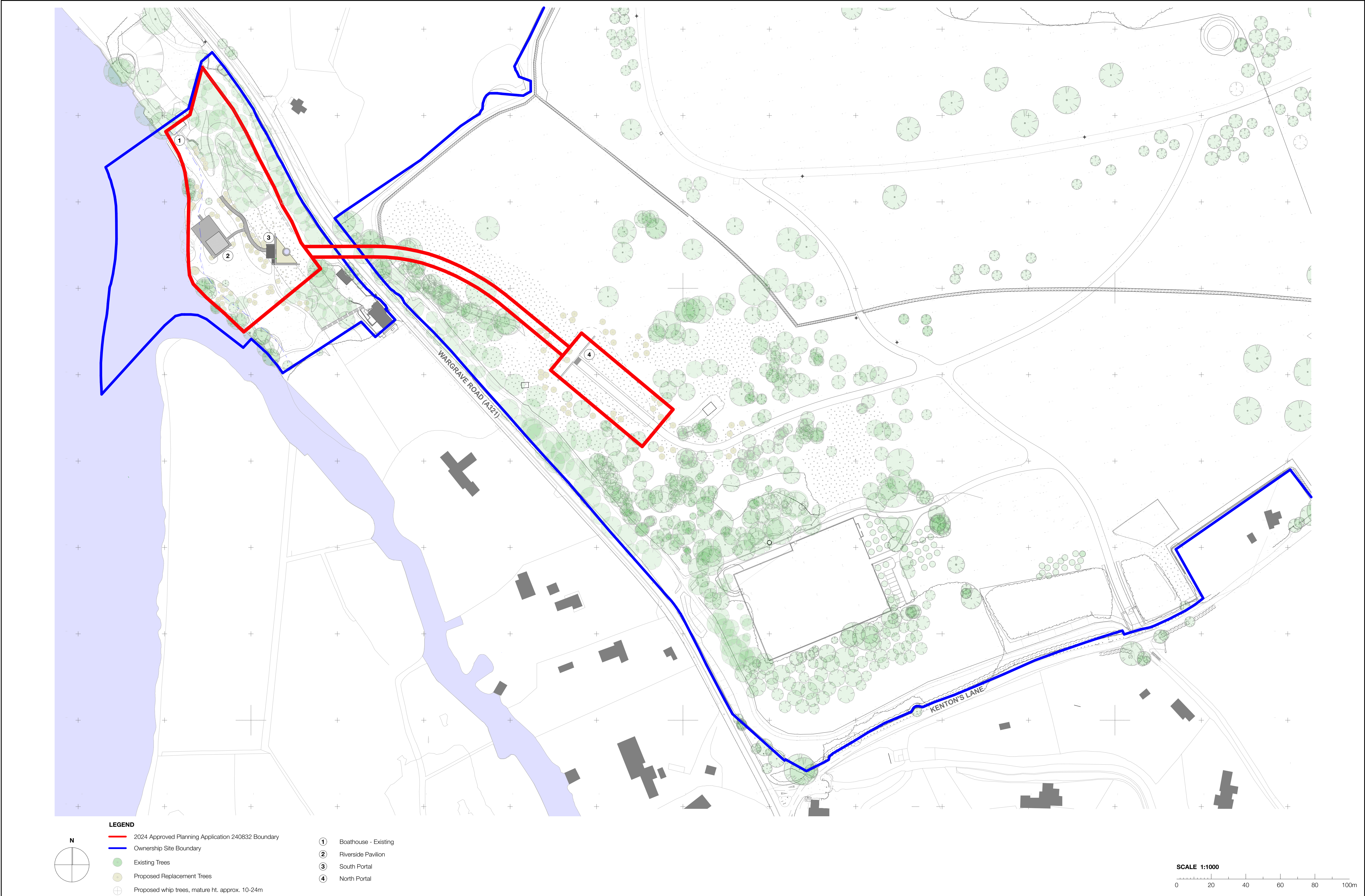
Appendices

Appendix A: Topographic survey

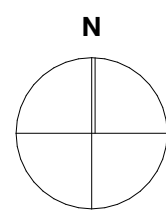


Appendix B: Architectural Plans

BIMcloud: labondon - BIMcloud Software as a Service/LA London/1177 Project Conway - Riverside Pavilion 10/07/2026 15:00



LEGEND



- 2024 Approved Planning Application 240832 Boundary
- Ownership Site Boundary
- Existing Trees
- Proposed Replacement Trees
- Proposed whip trees, mature ht. approx. 10-24m

- 1 Boathouse - Existing
- 2 Riverside Pavilion
- 3 South Portal
- 4 North Portal

SCALE 1:1000

0 20 40 60 80 100m

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Verify all dimensions on site before commencing any work or shop drawings. Inform the architects before any work starts if this drawing exceeds the quantities in any way.
This drawing to be read in conjunction with all relevant drawings / specification / schedules etc. which relate to this project.
Any aspects of these drawings/specifications that include elements that relate to, or could be interpreted as relating to, basement waterproofing or basement structure are provided for **information only** and are either (1) taken directly from the relevant client-appointed specialist's design information/requirements and/or (2) state the minimum performance standards required for the contractor to comply with and take responsibility for as a Contractor's Design Portion element under the building contract.
Any aspects of these drawings/specifications that include elements that relate to, or could be interpreted as relating to, fire safety under statutory regulations are provided for **information only** and are either (1) taken directly from relevant client-appointed specialist's design information/requirements and/or (2) state the minimum regulatory performance standards required for the contractor to comply with and take responsibility for as a Contractor's Design Portion element under the building contract.

P03	10/07/2026	For Planning
P02	13/05/2026	For Planning
P01	06/11/2025	For Planning
REV	DATE	DESCRIPTION

SH	AJP
SH	AJP
SH	MS
ISSUED	APPROVED



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PROJECT

Project Conway - Riverside Pavilion

New Build

Confidential

CLIENT
Confidential

SCALE
1:1000

ORIGINAL PAPER SIZE
A1

LA PROJECT REF
1177

DRAWING

Location Plan - Riverside

PURPOSE

For Planning

REVISION DESCRIPTION
PRELIMINARY

DRAWN BY
SH

STATUS

S2

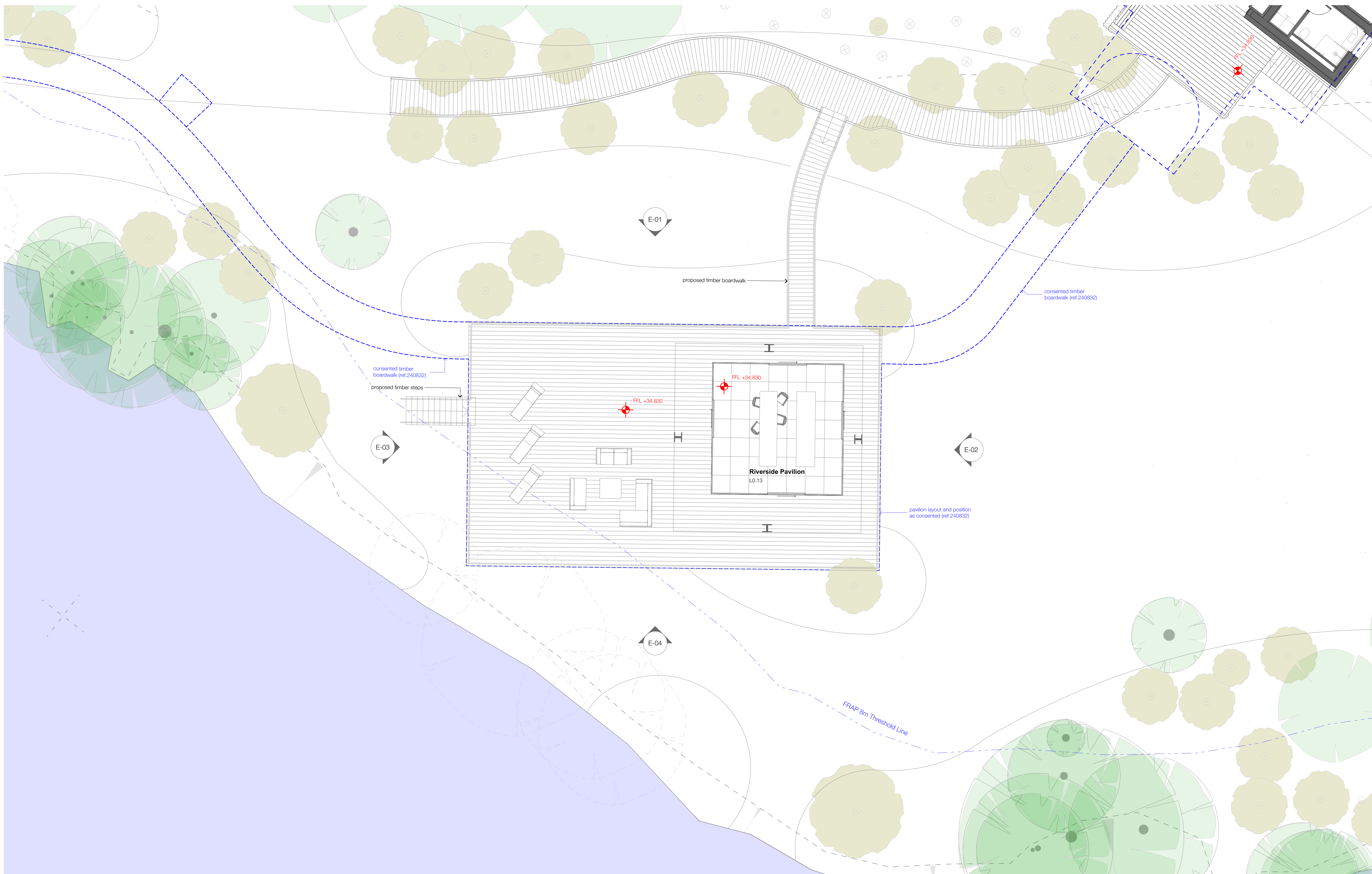
REVISION
P03

CLIENT APPROVAL

- A - approved
- B - approved with comments
- C - do not use

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
PCY	LAL	RP	ZZ	DR	A	P0001

BIMcloud: labondon - BIMcloud Software as a Service/LA London/1177 Project Conway - Riverside Pavilion 10/07/2026 15:00



LEGEND

- 2024 Approved Planning Application 240832 Boundary
- Ownership Site Boundary
- 2024 Approved Planning Application 240832
- Existing Trees
- Proposed Replacement Trees
- Proposed whip trees, mature ht. approx. 10-24m

SCALE 1:100

0 2 4 6 8 10m

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P03	10/07/2026	For Planning
P02	13/05/2026	For Planning
P01	06/11/2025	For Planning
REV	DATE	DESCRIPTION

SH	AJP
SH	AJP
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ORIGINAL PAPER SIZE

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LA PROJECT REF

1177

DRAWING

Ground Floor Plan - Pavilion

PURPOSE

For Planning

REVISION DESCRIPTION

PRELIMINARY

DRAWN BY

SH

STATUS

S2

REVISION

P03

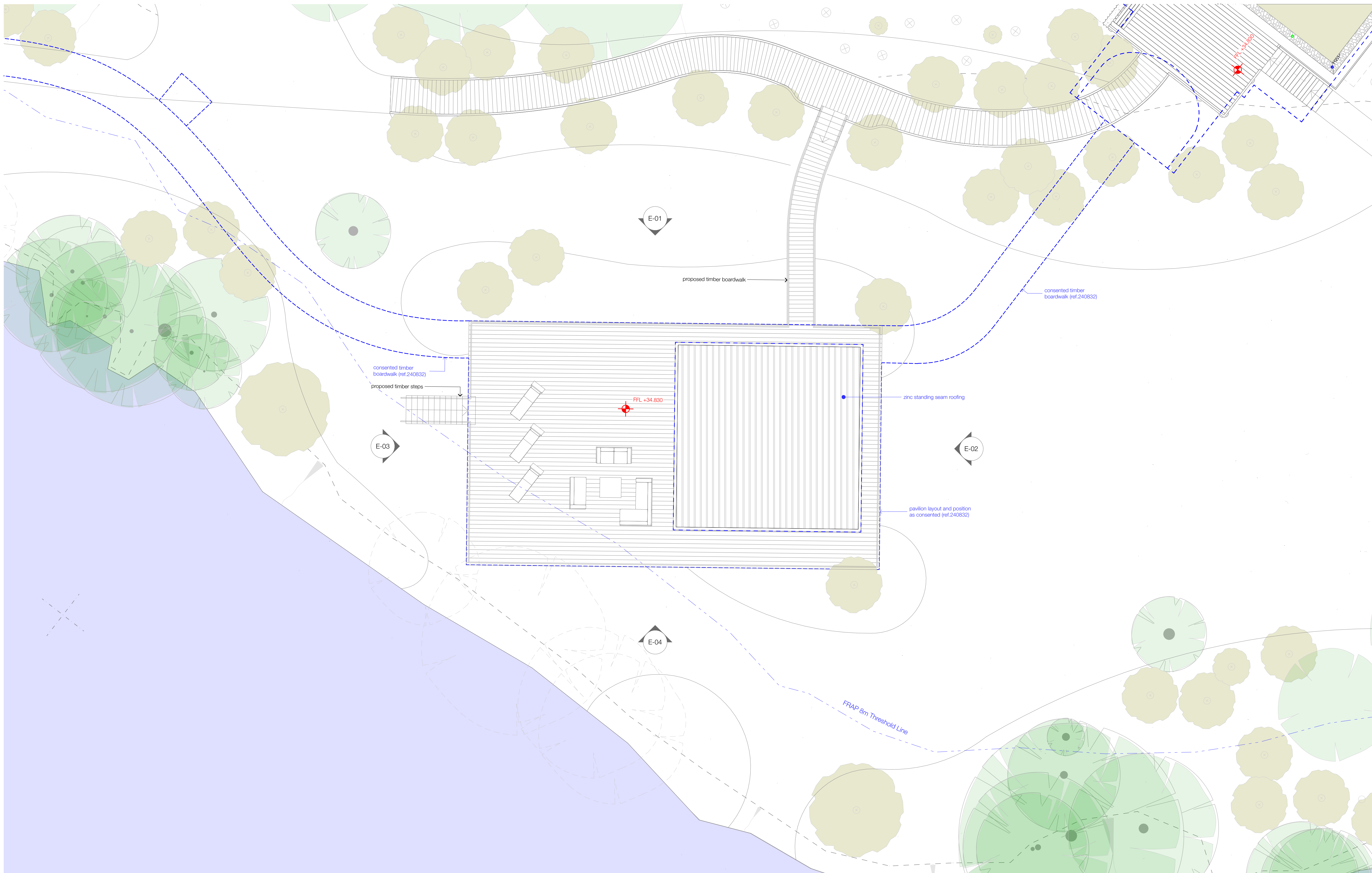
CLIENT APPROVAL

A - approved

B - approved with comments

C - do not use

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
PCY	- LAL	- RP	- 00	- DR	- A	- P0005



- LEGEND**
- 2024 Approved Planning Application 240832 Boundary
 - Ownership Site Boundary
 - 2024 Approved Planning Application 240832
 - Existing Trees
 - Proposed Replacement Trees
 - Proposed whip trees, mature ht. approx. 10-24m

SCALE 1:100

0 2 4 6 8 10m

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P03	10/07/2026	For Planning
P02	13/05/2026	For Planning
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Confidential
SCALE
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ORIGINAL PAPER SIZE
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LA PROJECT REF
1177

DRAWING
Roof Plan - Pavilion
PURPOSE
For Planning
REVISION DESCRIPTION
PRELIMINARY

DRAWN BY
SH

STATUS
S2
REVISION
P03

CLIENT APPROVAL

- A - approved
B - approved with comments
C - do not use

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
PCY	LAL	RP	RF	DR	A	P0006



SCALE 1:100



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P02	13/05/2026	For Planning
P01	06/11/2025	For Planning
REV	DATE	DESCRIPTION

SH	AJP
SH	AJP
SH	MS
ISSUED	APPROVED



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SH

STATUS
S2
REVISION
P03

A - approved

B - approved with comments

C - do not use

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
PCY	- LAL	- BP	- ZZ	- DB	- A	P0008

Appendix C: EA Product 4 Data & Mapping

Flood risk assessment data



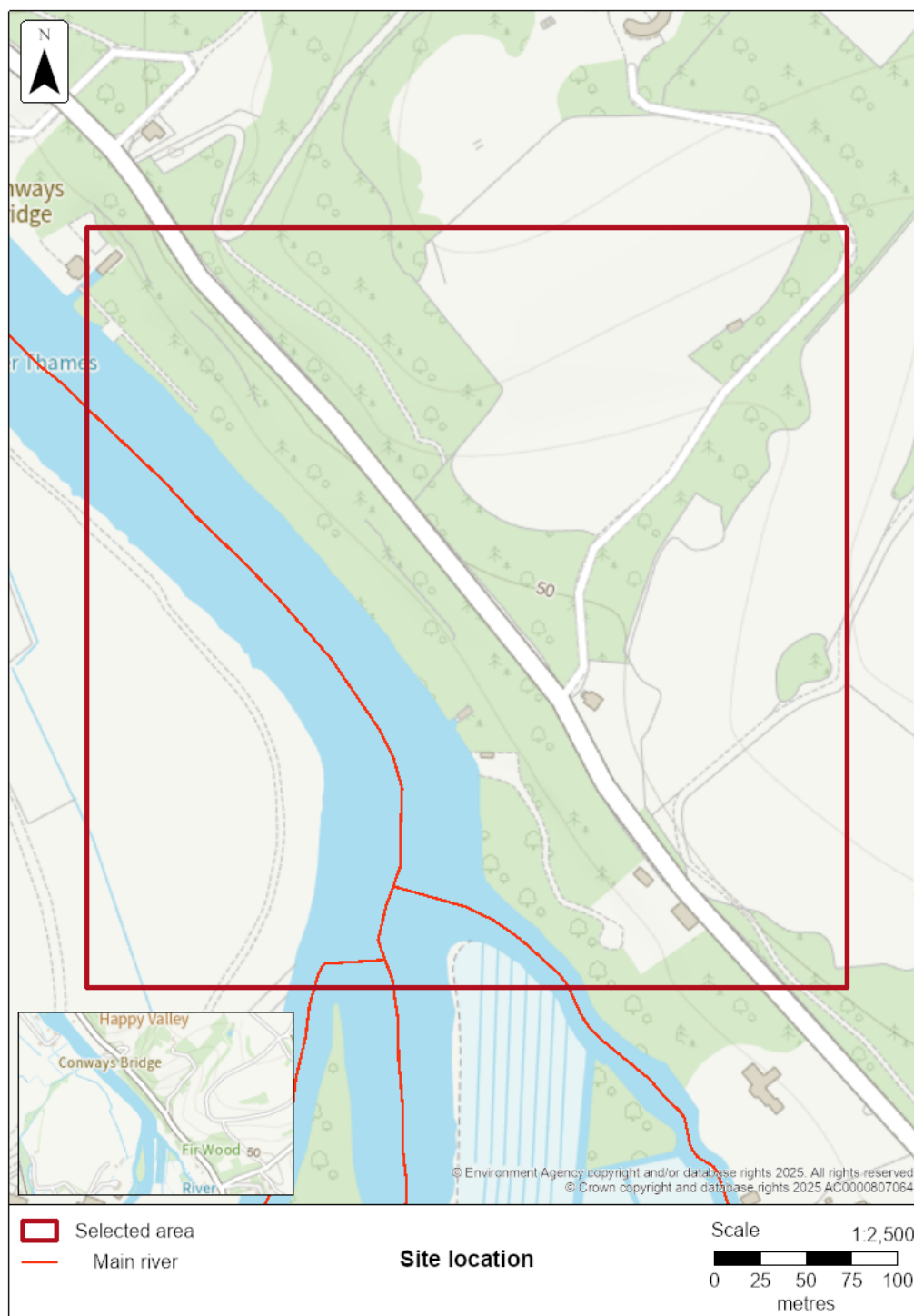
Location of site: 477956 / 181152 (shown as easting and northing coordinates)

Document created on: 2 June 2025

This information was previously known as a product 4.

Customer reference number: 5RAUHWYA4438

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
- 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: Thames (Sonning to Hurley) 2019

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

Date: 1 January 2020

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.

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:

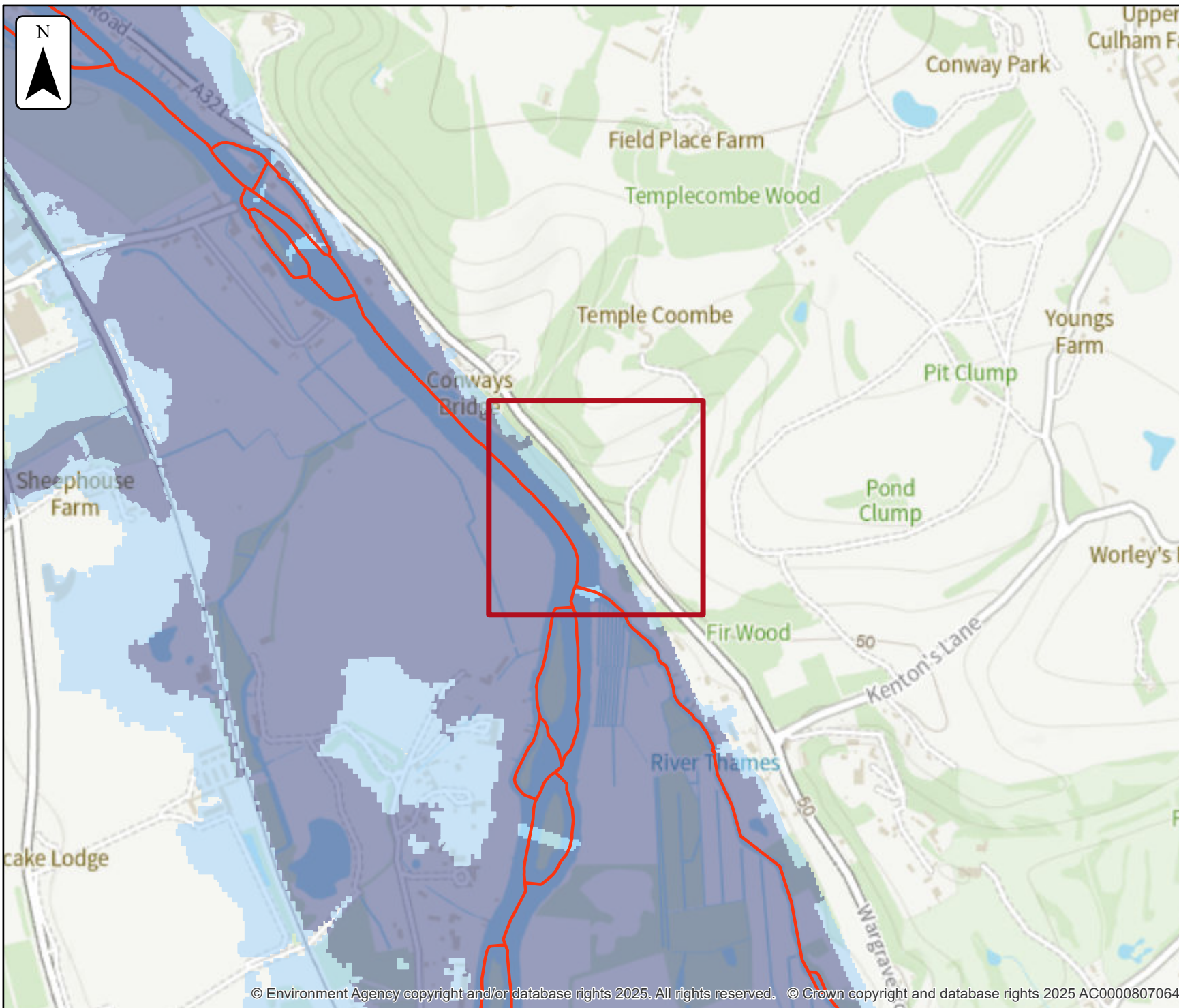
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

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)
477956/181152

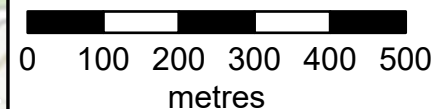
Scale

1:10,000

Created

2 Jun 2025

-  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

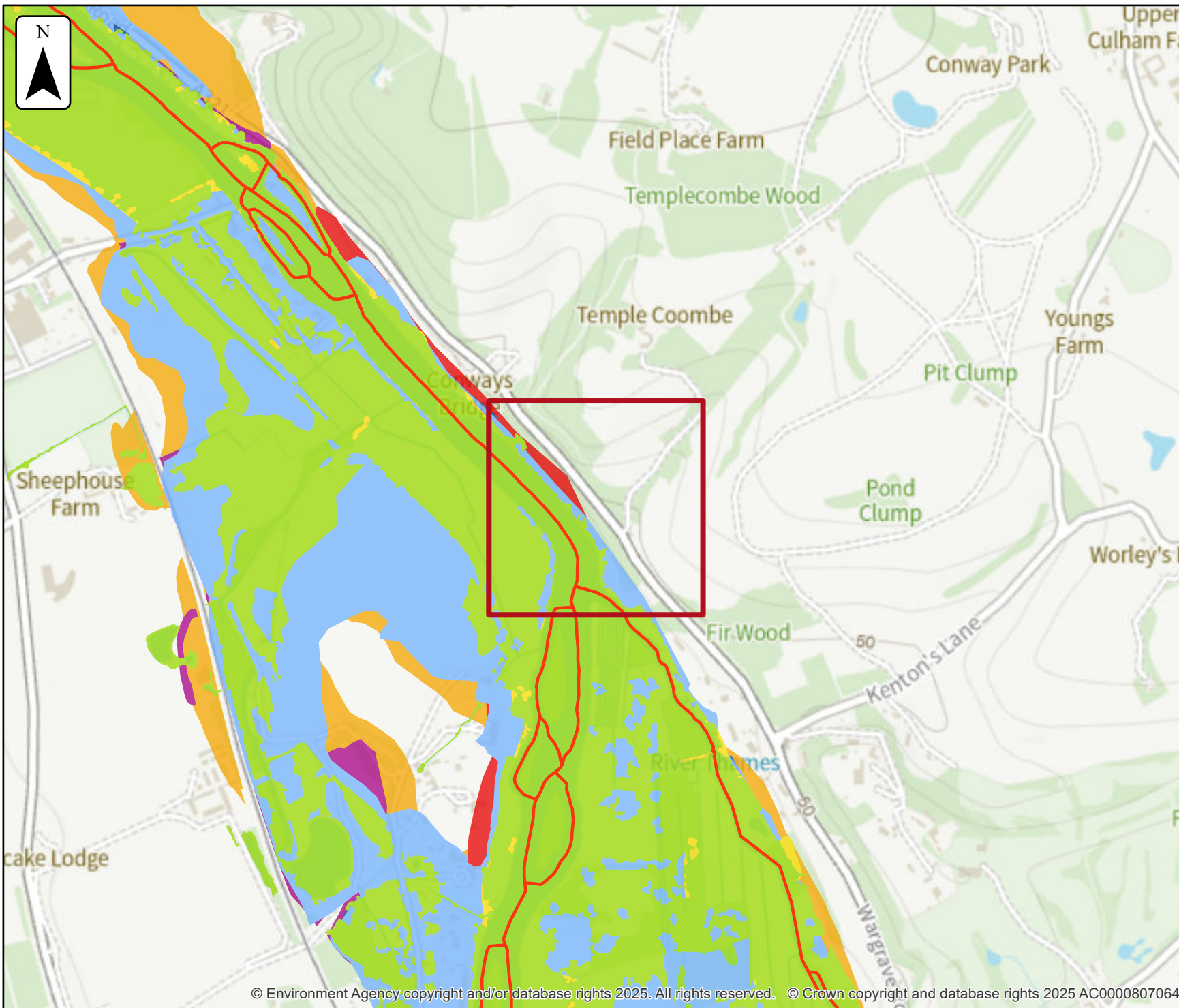
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- 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.



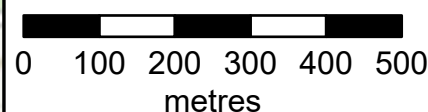
Past floods

Location (easting/northing)
477956/181152

Scale
1:10,000

Created
2 Jun 2025

-  Selected area
-  Main river
- Date of flood event
 -  November, 2013
 -  February, 2009
 -  July, 2007
 -  December, 2002
 -  2000
 -  1990
 -  1974
 -  1947



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
23 November 2013	28 February 2014	main river	channel capacity exceeded (no raised defences)	Yes
9 February 2009	20 February 2009	main river	channel capacity exceeded (no raised defences)	No
19 July 2007	29 July 2007	main river	channel capacity exceeded (no raised defences)	Yes
23 December 2002	12 January 2003	main river	channel capacity exceeded (no raised defences)	Yes
2000	2000	main river	channel capacity exceeded (no raised defences)	Yes
1990	1990	main river	channel capacity exceeded (no raised defences)	Yes
1974	1974	main river	channel capacity exceeded (no raised defences)	Yes
1947	1947	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

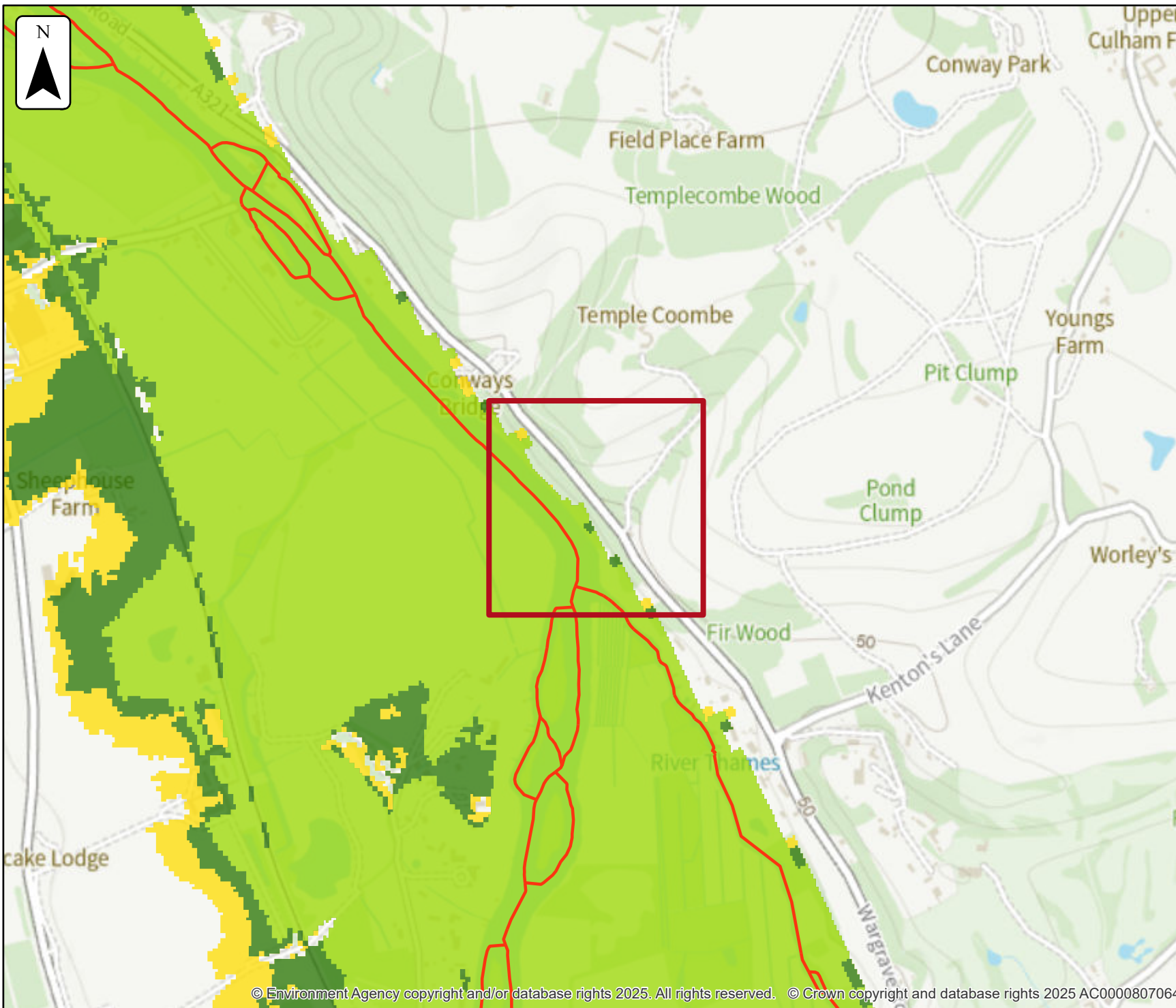
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

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**

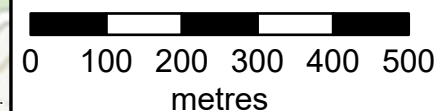
Location (easting/northing)
477956/181152

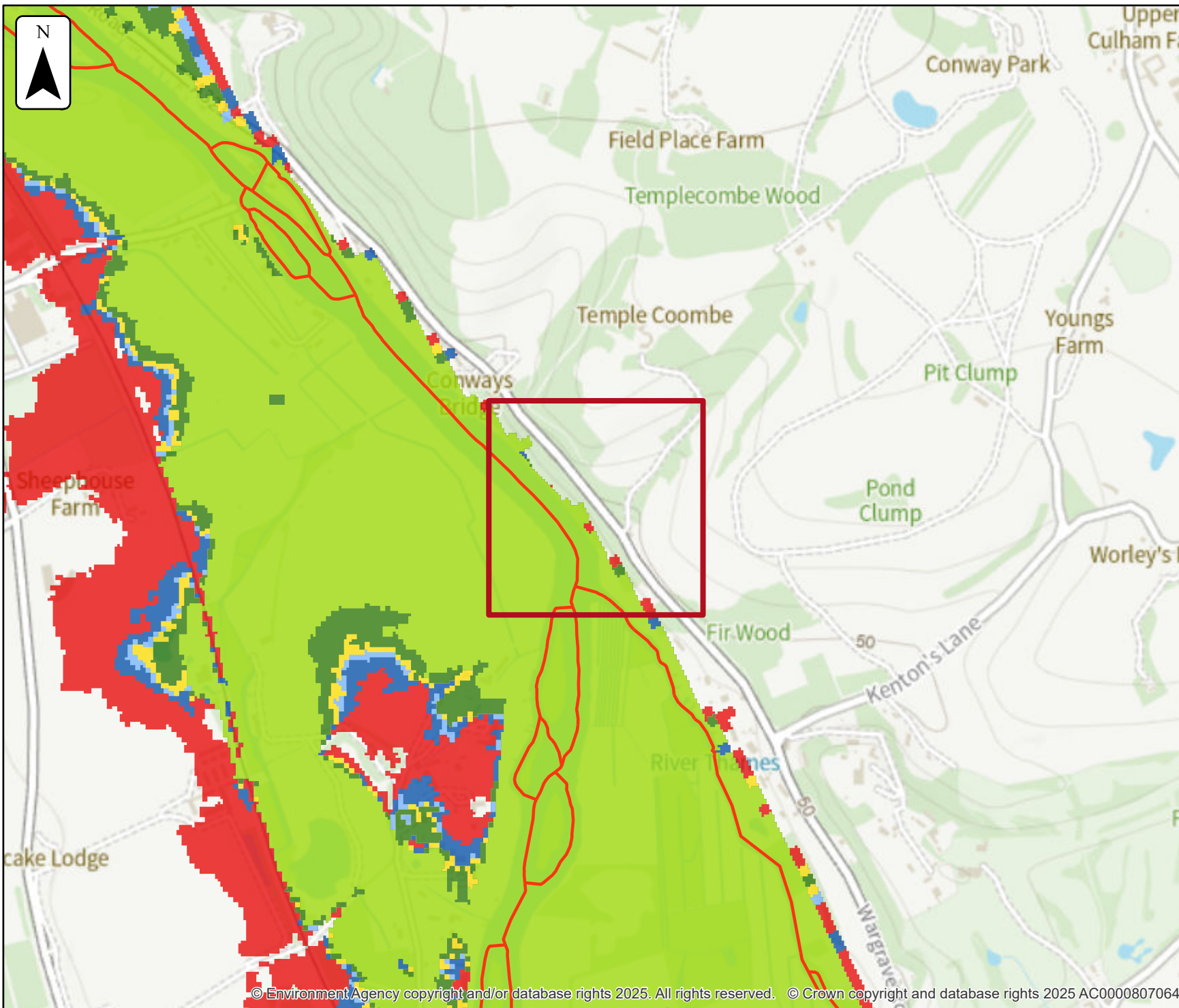
Scale Created
1:10,000 2 Jun 2025

Model name
**Thames (Sonning to
Hurley) 2019**

-  Selected area
 Main river
Modelled flood extent
 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

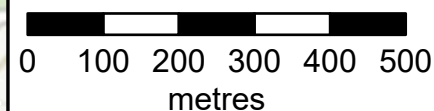
Location (easting/northing)
477956/181152

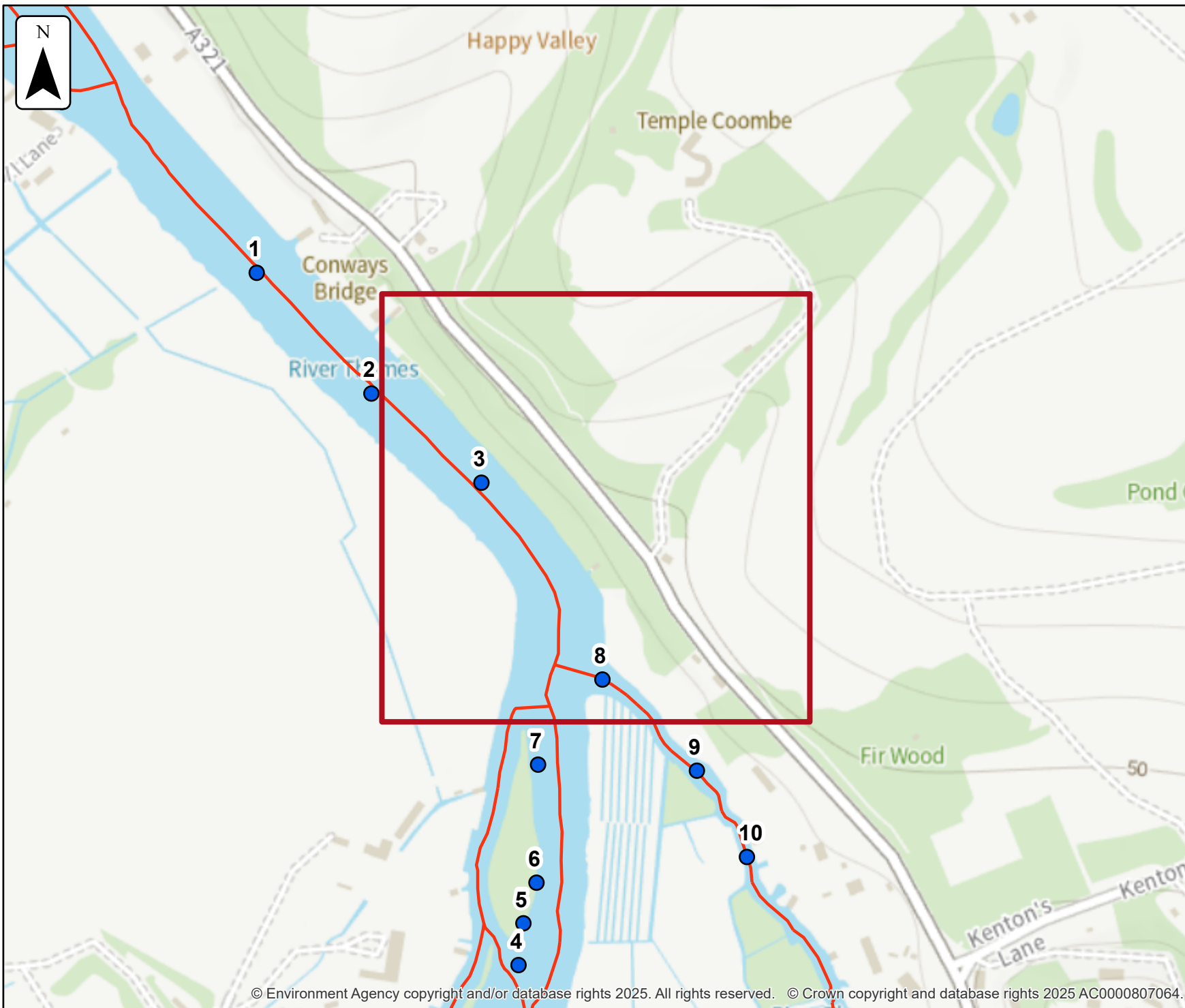
Scale Created
1:10,000 2 Jun 2025

Model name
Thames (Sonning to Hurley) 2019

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  2% AEP
 -  1.33% AEP
 -  1% AEP
 -  0.5% AEP
 -  0.1% AEP

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





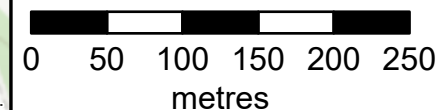
No defences exist climate change modelled fluvial node locations

Location (easting/northing)
477956/181152

Scale Created
1:5,000 2 Jun 2025

Model name
**Thames (Sonning to
Hurley) 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Flow	Flow	Flow
1	1418125	477626	181380	33.94	34.42	35.06	402.24	442.21	477.55
2	1418442	477738	181263	33.98	34.48	35.12	391.22	398.19	410.04
3	1418255	477845	181177	34.01	34.50	35.14	376.06	382.77	383.02
4	1417991	477881	180709	34.08	34.55	35.17	388.09	398.77	395.93
5	1418379	477885	180749	34.08	34.55	35.17	405.20	415.52	414.82
6	1418238	477898	180788	34.07	34.54	35.17	399.48	408.59	408.92
7	1418143	477899	180903	34.04	34.53	35.16	407.53	415.73	416.04
8	1418411	477962	180986	34.05	34.53	35.16	39.0	42.72	51.43
9	1418290	478054	180897	34.06	34.54	35.17	34.93	36.45	42.44
10	1418407	478102	180813	34.08	34.55	35.17	33.02	34.43	38.70

Data in this table comes from the Thames (Sonning to Hurley) 2019 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.