
EA Designer's Response Note

Application: 253071

Land To West of Park Lane, Charvil, RG10 9TS

19th January 2026 | JPH

1. INTRODUCTION

- 1.1 The Environment Agency (EA) issued an objection response on the 7th January 2026 with regards to the submitted Flood Risk Assessment & Drainage Strategy Report Ref: P25-896 for Land to West of Park Lane, Charvil, RG10 9TS, Reserved Matters Application ref: 253071.

- 1.2 The EA response letter is appended to this document and detailed the following reason(s) in their objection to the reserved matters planning application;

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in Flood Risk and Coastal Change planning practice guidance.

The FRA does not therefore adequately assess the flood risks posed by the development.

Whilst the submitted FRA acknowledges that part of the site is within Flood Zones 2 and 3, no assessment of the proposed works in relation to fluvial flood risk has been undertaken. Works appear to be proposed in and/or near Flood Zones 2 and 3. In addition, the impacts of climate change on flood risk have not been assessed and the design flood extent has not been identified.

It is not clear if any 'more vulnerable' works (as defined in Annex 3 of the NPPF) are proposed within floodplain. In addition, surface water flood risk mitigation appears to be proposed in the fluvial floodplain, which is not appropriate. The flood risk impacts of the proposed development are therefore not known.

- 1.1 This note has been drafted in response to the EAs objection and aims to provide the necessary supporting information to demonstrate the proposed scheme meets the requirements of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance which have considered to be complied with throughout the submitted Flood Risk Assessment P25-896.

2. Designers Response / Supporting Information

- 2.1 Within the EA's response letter, recommendations to overcome the objection are provided, with the following sections aiming to provide the supporting information and clarification.
- 2.2 A review was undertaken as part of the sites Flood Risk Assessment (FRA) Ref: P25-986 of which concluded the extents shown in the Flood Zone map included with the FRA was representative of the wider flood risk mapping and climate change allowances, with minimal change in extents shown between the mapping sets.
- 2.3 It is however appreciated that the additional mapping would have assisted in demonstrating that climate change allowances and flood level risk had been respected. On this basis, *Figures 2.1 to 2.4* below provide reference to flood zone mapping with climate change allowances along with the fluvial flood risk mapping.

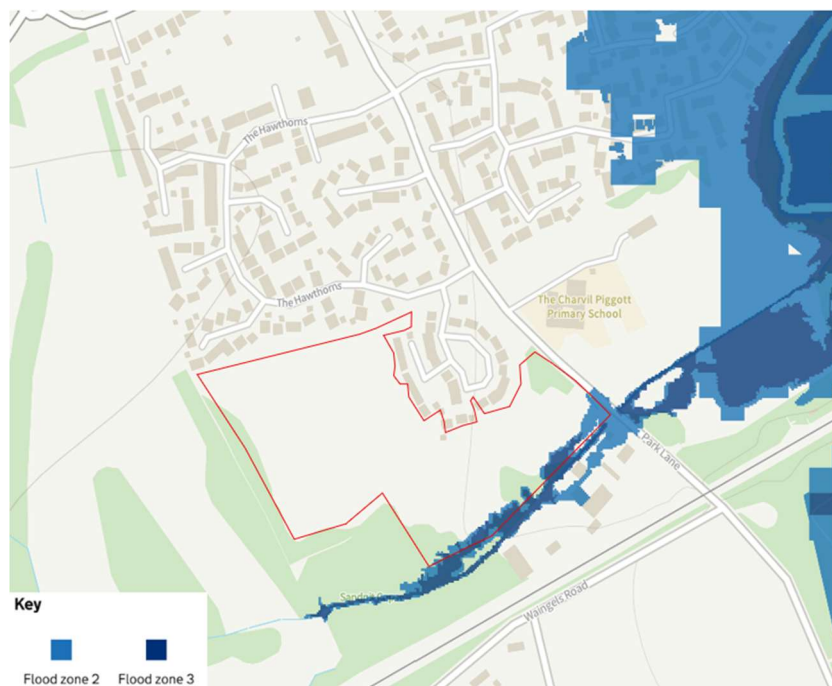


Figure 2.1: EA Flood Zone Map



Figure 2.2: EA Flood Zone Map (Climate Change)



Figure 2.3: EA Risk of Flooding from Seas / Rivers



Figure 2.4: EA Risk of Flooding from Seas / Rivers (Climate Change)

- 2.4 As is shown, there is minimal change to the extents of the Floodplain / Flood Risk across the mapping and 1 in 100 year (1% AEP) with climate change allowance extents generally corresponding to the extents of Flood Zone 2.
- 2.5 The flood risk mapping show areas of High, Medium, Low and Very flood risk of which *Figure 2.5* below sets out the corresponding AEP.

High
More than 3.3% chance of a flood each year
Medium
Between 1% and 3.3% chance of a flood each year
Low
Between 0.1% and 1% chance of a flood each year
Very low
Less than 0.1% chance of a flood each year

Figure 2.5: EA Risk of Flooding from Seas / Rivers AEP %

- 2.6 The EA were consulted prior to the application for which it was confirmed that no detailed flood levels are available for the site and is further acknowledged by the EA within their response. The Product 4 (Detailed Flood Risk) information received is appended to this note for further reference and shows the nearest node data east of the site. Historic flood mapping is also included that shows there have been no recorded flooding within the site.

- 2.7 As included on the submitted plans, the planning flood zone mapping has been superimposed onto the site plan and illustrates that there would be no development within the Floodplains associated with FZ2 and FZ3.
- 2.8 Whilst the EA has recommended for basic flood modelling to be undertaken to develop detailed flood levels, it is also suggested that conservative flood levels for the 3.3% annual exceedance probability (AEP) and design flood level could be acceptable based on the topographical survey and flood map for planning.
- 2.9 A review of the flood mapping overlaid onto the topographical survey does not provide a direct correlation to assert a flood level that what would be representative of FZ3 or FZ2. As such it is considered that a conservative approach is to assume the extents illustrated by the flood mapping are used to assess against the development proposals. The extents of 'High Risk' Flooding 3.3% AEP are shown to be generally contained within the stream.
- 2.10 Cross Sections through the proposed development and Flood Zone have been produced to illustrate the proposals and interaction with the Flood Zones and are appended to this note. As is shown within these sections the habitable areas of development classified as 'Vulnerable development' are situated well above the expected flood levels. In addition, it is shown that the all works would be situated outside the flood zones with levels remaining as existing and thus not reducing the capacity of the Floodplain.
- 2.11 The previous iteration of the basin did show some minor encroachment into Flood Zone 2, associated with earthwork requirements to tie into the existing ground level. As part of this further review and in light of the EA comments, the Attenuation basin has been reshaped to ensure that the required earthworks would not interact with the Flood Zone or result in any loss of available storage.
- 2.12 In relation to boundary treatments, it is not proposed to introduce any new walls or fencing within the Floodplain and therefore the ability for flood waters to occupy the storage areas would not be reduced as result of the development.
- 2.13 As confirmed by the cross sections, all habitable development would be located within Flood Zone 1 and would have safe access and egress, with it therefore considered that safe access is provided outside the associated areas shown to be at flood risk.

3. Conclusion

- 3.1 It is considered this supporting note provides the necessary requested information to address the Environment Agency's comments, in line with their overcoming objection advice. As it has been demonstrated the areas of 'vulnerable development' are situated well above the expected flood level and it has been demonstrated there would be no changes to levels within floodplain associated with FZ2 & FZ3 with Climate Change allowance, detailed flood modelling would not render any significant difference and thus the requirement for should not be imposed on the Reserved Matters Application.

Appended Information

- Environment Agency Response – Park Lane RM
- Product 4 Data
- Flood Zone Sections

Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2025/132821/01-L01
Your ref: 253071
Date: 07 January 2026

Dear Sir/Madam

**Application For Approval Of Reserved Matters Pursuant To Outline Planning Consent 232704 Comprising Details Of 75 Homes, Together With Associated Internal Access Roads, Parking, Public Open Space, Landscaping And Sustainable Drainage Systems (SuDS). Details Of Appearance, Landscaping, Layout And Scale To Be Considered.
Land To West Of Park Lane, Charvil, RG10 9TS**

Thank you for consulting us on the application noted above, on 18th December 2025. We have reviewed the information submitted with this application with regard to our planning remit.

We updated our flood risk information in early 2025 as part of our new national flood risk assessment (NaFRA2). We have used new and improved methods to update our assessment of flood risk across England. This has led to updated flood risk ratings in many locations.

The application site now lies partly within Flood Zones 2 and 3 in accordance with the Flood Map for Planning. Flood Zones 2 and 3 are defined by the National Planning Policy Framework (NPPF) and associated Flood risk and coastal change Planning Policy Guidance (PPG) as having a medium and high probability of flooding.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in Flood Risk and Coastal Change planning practice guidance. See:

- [What is a site-specific flood risk assessment?](#)
- [What level of detail is needed in a site-specific flood risk assessment?](#)
- [Site-specific flood risk assessment: checklist](#)
- [Flood risk assessment: Flood Zones 1, 2, 3 and 3b – Environment Agency guidance](#)

On 25 March 2025, we published updated Flood Zones alongside other datasets for use in development. Planners and flood risk professionals – find out more at [Development planning \(including Flood Map for Planning\)](#). Guidance for developers is available through the Town and Country Planning Association [New national flood and coastal erosion risk information - Town and Country Planning Association](#)

The FRA does not therefore adequately assess the flood risks posed by the development.

Whilst the submitted FRA acknowledges that part of the site is within Flood Zones 2 and 3, no assessment of the proposed works in relation to fluvial flood risk has been undertaken. Works appear to be proposed in and/or near Flood Zones 2 and 3. In addition, the impacts of climate change on flood risk have not been assessed and the design flood extent has not been identified.

It is not clear if any 'more vulnerable' works (as defined in Annex 3 of the NPPF) are proposed within floodplain. In addition, surface water flood risk mitigation appears to be proposed in the fluvial floodplain, which is not appropriate. The flood risk impacts of the proposed development are therefore not known.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA that complies with the requirements for site specific flood risk assessments. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Flood risk information

Since 25 March 2025, a new national model (NNM) is available which provides flood risk information in this location. The NNM provides information on the 3.3% AEP (used to inform Flood Zone 3b) and climate change. Therefore, any amendment or further applications on this site will need to consider this new data set within an FRA. More information on this new dataset can be found here: [Updates to national flood and coastal erosion risk information - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/updates-to-national-flood-and-coastal-erosion-risk-information).

There is currently no detailed local modelling available in this location, only the national modelling (NNM). To better understand potential risks, we recommend that the applicant undertakes detailed flood modelling to inform their site-specific Flood Risk Assessment (FRA). Given the location of this proposal, we would accept basic flood modelling to assess flood risk on this site in this instance, should it be demonstrated that all works are to be set outside the floodplain.

It will be necessary to determine the likely level of flooding at this site. Undertaking some flow analysis and basic modelling may be appropriate to establish this level. Alternatively, conservative flood levels for the 3.3% annual exceedance probability (AEP) and the design flood level could be agreed using information available on the Flood Map for Planning alongside a site-specific topographical survey. Based on these agreed levels, the proposed development should then be designed accordingly.

Climate change

There is no assessment of the impact of climate change using appropriate climate change allowances. Without an assessment on the impacts of climate change on flood risk, the risk to people and property in this location over the lifetime of the development is not known.

Refer to '[Flood risk assessments: climate change allowances](#)' to determine which allowances should be used to assess future flood risk for your development and location. For some development types and locations, it is important to assess a range of risk using more than one allowance. The extent, speed and depth of flooding shown in the assessment should be used to determine the flood level for flood risk mitigation

measures. Where assessment shows flood risk increases steadily and to shallow depths, it is likely to be more appropriate to choose a flood level lower in the range. Where assessment shows flood risk increases sharply due to a 'cliff edge' effect caused by, for example, sudden changes in topography or defences failing or overtopping, it is likely to be more appropriate to choose a flood level higher in the range.

Floodplain storage

Any loss of floodplain storage should be compensated up to the 1% AEP plus an appropriate allowance for climate change flood level. Level for level floodplain compensation is the preferred method of mitigation and should be considered within the FRA.

Level for level floodplain compensation is the matching of floodplain storage volumes lost with new floodplain storage volume gained through the reduction of ground levels. We recommend that level for level floodplain storage calculations are provided in a table that sets out the change in volumes across the site using 100mm or 200mm slices (dependent on site specific considerations), stating the losses and gains for each slice. It will need to be demonstrated that there would be no net loss in storage volume for any slice. The location of the changes in floodplain storage should also be clearly identified in a plan or drawing that demonstrates the scheme would be hydraulically connected for each slice.

Excavation of the proposed floodplain compensation scheme should be completed prior to the construction of development to ensure floodplain capacity is maintained.

Boundary treatments

Walls and fences can have a significant impact on the flow and storage of flood water, especially if they are constructed across a flood flow route. This can lead to higher levels of flood water on the upstream side of the fence or wall which will potentially increase the flood risk to nearby areas. Therefore walls and fences should be permeable to flood water. We recommend the use of post and rail fencing, hit and miss fencing (vertical slats fixed alternately on each side of horizontal posts) or hedging.

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

The flood risk assessment does not assess access and escape routes. Likely duration, depths, velocities and flood hazard rating against the design flood for the proposal have not been provided.

This does not mean we consider that the access is safe, or the proposal is acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuations.

Advice to LPA

If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2024](#).

This Direction prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.

Please re-consult us if further relevant information is submitted. We will aim to provide comments within 21 days of re-consultation.

Yours faithfully

Miss Amy Richardson
Planning Advisor

Direct e-mail Planning_THMM@environment-agency.gov.uk

Product 4 (Detailed Flood Risk) for RG10 9DH

Our Ref: EIR2025/23507

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:

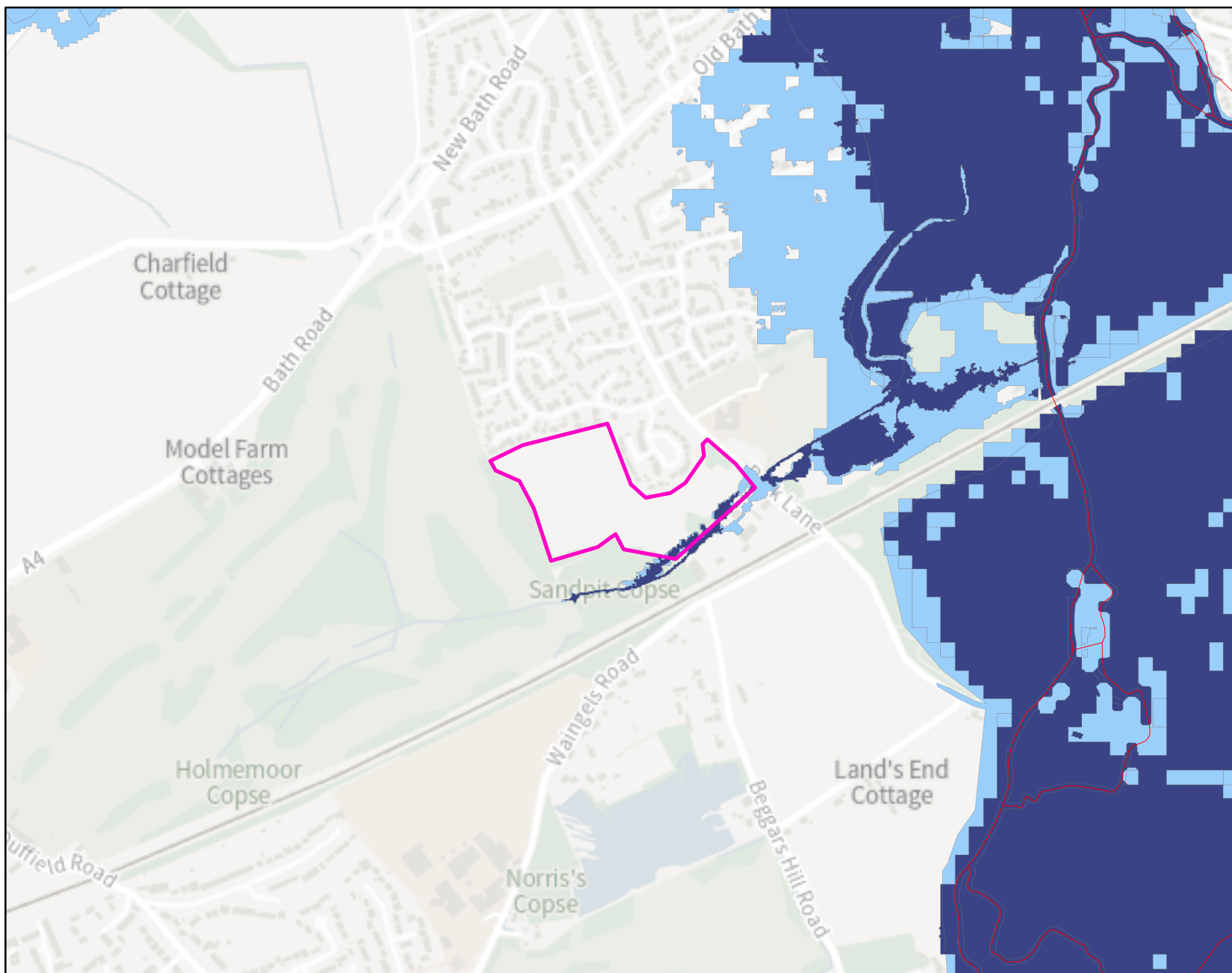
<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

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

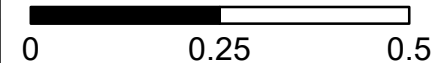
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Flood Map for Planning centred on RG10 9DH

Created on 28/08/25 REF: EIR2025/23507



Kilometres



Legend

- Site
- Statutory Main Rivers
- Flood Zone 3
- Flood Zone 2

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Defence information

Defence Location: No defences on Main River

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

Model information

EIR2025/23507

Model: Loddon (Lower) 2009

Description: The information provided is taken from the Lower Loddon Detailed Flood Risk Mapping study which was completed in January 2009. This model is a 1D-2D model using ESTRY-TUFLOW. The model was originally built in 2007 but the hydrology was updated and model rerun in 2009. The model was re-run for more return periods on the main Loddon than on some of the tributaries.

River Channel Model: ESTRY 1D model of Lower Loddon, Old Loddon, St. Patricks Stream, River Thames (from Sonning to Marsh Lock), Twyford Brook, Billingbear Brook and Emm Brook (from Toutley Bridge to Loddon), Barkham Brook, Ashridge Stream, Waterloo Road Stream and Upper Emm Brook (from Nine Mile Ride to Toutley Bridge)

Model design runs (Main River Loddon):

1 in 5 / 20% Annual Exceedance Probability (AEP); 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 1000 / 0.1% AEP; and 1 in 100+20% / 1% AEP plus 20% increase in flows

Mapped outputs (main River Loddon):

1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP, 1 in 100+20% / 1% AEP plus 20% increase in flows, and 1 in 1000 / 0.1% AEP

Model design runs (tributaries – Emm Brook (Wokingham), Emm Brook (Upstream), Ashridge Stream, Waterloo Road Stream, Barkham Brook):

1 in 5 / 20% Annual Exceedance Probability (AEP); 1 in 20 / 5% AEP; 1 in 100 / 1% AEP; and 1 in 100+20% / 1% AEP plus 20% increase in flows

Mapped outputs (tributaries):

1 in 5 / 20% AEP; 1 in 20 / 5% AEP, 1 in 100 / 1% AEP and 1 in 100+20% / 1% AEP plus 20% increase in flows

Model accuracy:

Levels $\pm$ 250mm

Modelled in-channel flood flows and levels

EIR2025/23507

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)				
				20% AEP	5% AEP	1% AEP	1% AEP (+20% increase in flows)	0.1% AEP
06324LO_MN_OLo1.018	Loddon (Lower) 2009	478312	175711					
06324LO_MN_OLo1.019	Loddon (Lower) 2009	478297	175605					
06324LO_MN_OLo1.020	Loddon (Lower) 2009	478256	175508					
06324LO_MN_OLo1.021	Loddon (Lower) 2009	478264	175416					
06324LO_MN_OLo1.023	Loddon (Lower) 2009	478294	175316					
06324LO_MN_OLo1.024	Loddon (Lower) 2009	478322	175234					
06324LO_MN_OLo1.025	Loddon (Lower) 2009	478341	175125					
06324LO_MN_OLo1.026	Loddon (Lower) 2009	478314	175017					
06324LO_MN_OLo1.027	Loddon (Lower) 2009	478310	174926					
06324LO_MN_OLo1.028	Loddon (Lower) 2009	478267	174855					
06324LO_MN_OLo1.029	Loddon (Lower) 2009	478214	174786					
06324LO_MN_OLo1.031	Loddon (Lower) 2009	478191	174666					

Node label	Model	Easting	Northing	Flood Flows (m3/s)				
				20% AEP	5% AEP	1% AEP	1% AEP (+20% increase in flows)	0.1% AEP
06324LO_MN_OLo1.018	Loddon (Lower) 2009	478312	175711	18.60	19.60	21.10	21.30	21.50
06324LO_MN_OLo1.019	Loddon (Lower) 2009	478297	175605	18.50	31.60	36.30	39.80	41.90
06324LO_MN_OLo1.020	Loddon (Lower) 2009	478256	175508	18.10	33.90	43.20	50.10	62.70
06324LO_MN_OLo1.021	Loddon (Lower) 2009	478264	175416	18.10	33.90	43.20	50.90	71.00
06324LO_MN_OLo1.023	Loddon (Lower) 2009	478294	175316	18.10	33.90	43.10	49.10	65.10
06324LO_MN_OLo1.024	Loddon (Lower) 2009	478322	175234	14.00	14.90	17.30	18.80	22.70
06324LO_MN_OLo1.025	Loddon (Lower) 2009	478341	175125	10.80	11.30	11.40	11.40	13.60
06324LO_MN_OLo1.026	Loddon (Lower) 2009	478314	175017	18.50	22.50	21.80	22.40	22.80
06324LO_MN_OLo1.027	Loddon (Lower) 2009	478310	174926	18.50	21.30	21.30	22.60	23.30
06324LO_MN_OLo1.028	Loddon (Lower) 2009	478267	174855	19.20	28.20	30.80	32.80	36.20
06324LO_MN_OLo1.029	Loddon (Lower) 2009	478214	174786	18.70	33.20	40.00	46.50	57.10
06324LO_MN_OLo1.031	Loddon (Lower) 2009	478191	174666	17.00	27.60	31.50	34.00	36.50

Note:

Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Modelled floodplain flood levels

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	flood levels (mAOD)				
				20% AEP	5% AEP	1% AEP	1% AEP (+20% increase in flows)	0.1% AEP
Flood Point 1	Loddon (Lower) 2009	477900	175350	NoData	NoData	NoData	35.77	36.02
Flood Point 2	Loddon (Lower) 2009	477985	175289	NoData	NoData	NoData	35.77	36.02
Flood Point 3	Loddon (Lower) 2009	477890	175257	NoData	NoData	NoData	35.77	36.02
Flood Point 4	Loddon (Lower) 2009	478113	175168	NoData	35.70	35.87	36.03	36.37
Flood Point 5	Loddon (Lower) 2009	478018	175111	NoData	35.70	35.87	36.03	36.37
Flood Point 6	Loddon (Lower) 2009	478052	175018	NoData	NoData	35.87	36.03	36.37

This flood model has represented the floodplain as a grid.
The flood water levels have been calculated for each grid cell.

Note:

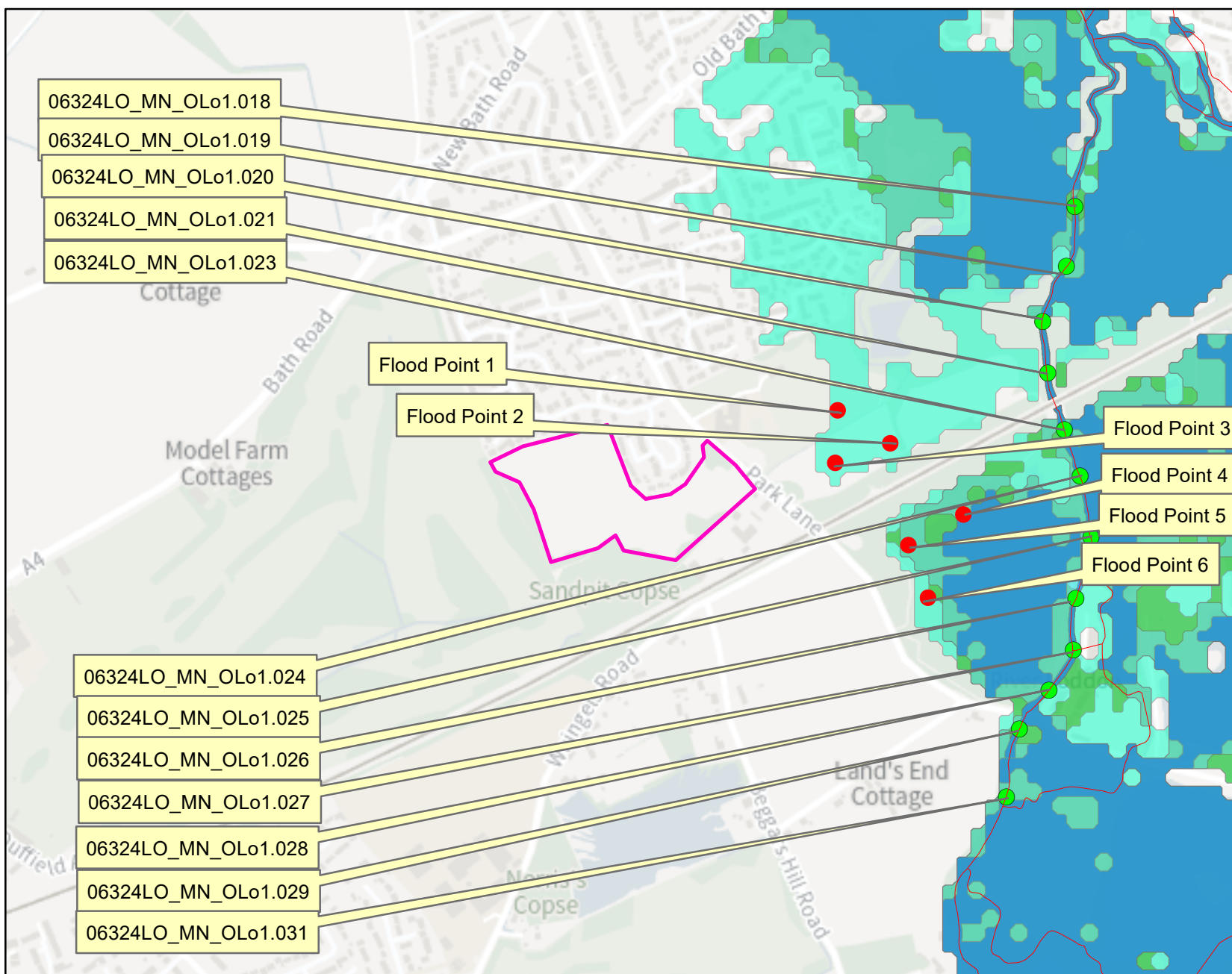
Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Detailed FRA Map centred on RG10 9DH

Created on 28/08/25 REF: EIR2025/23507



Legend

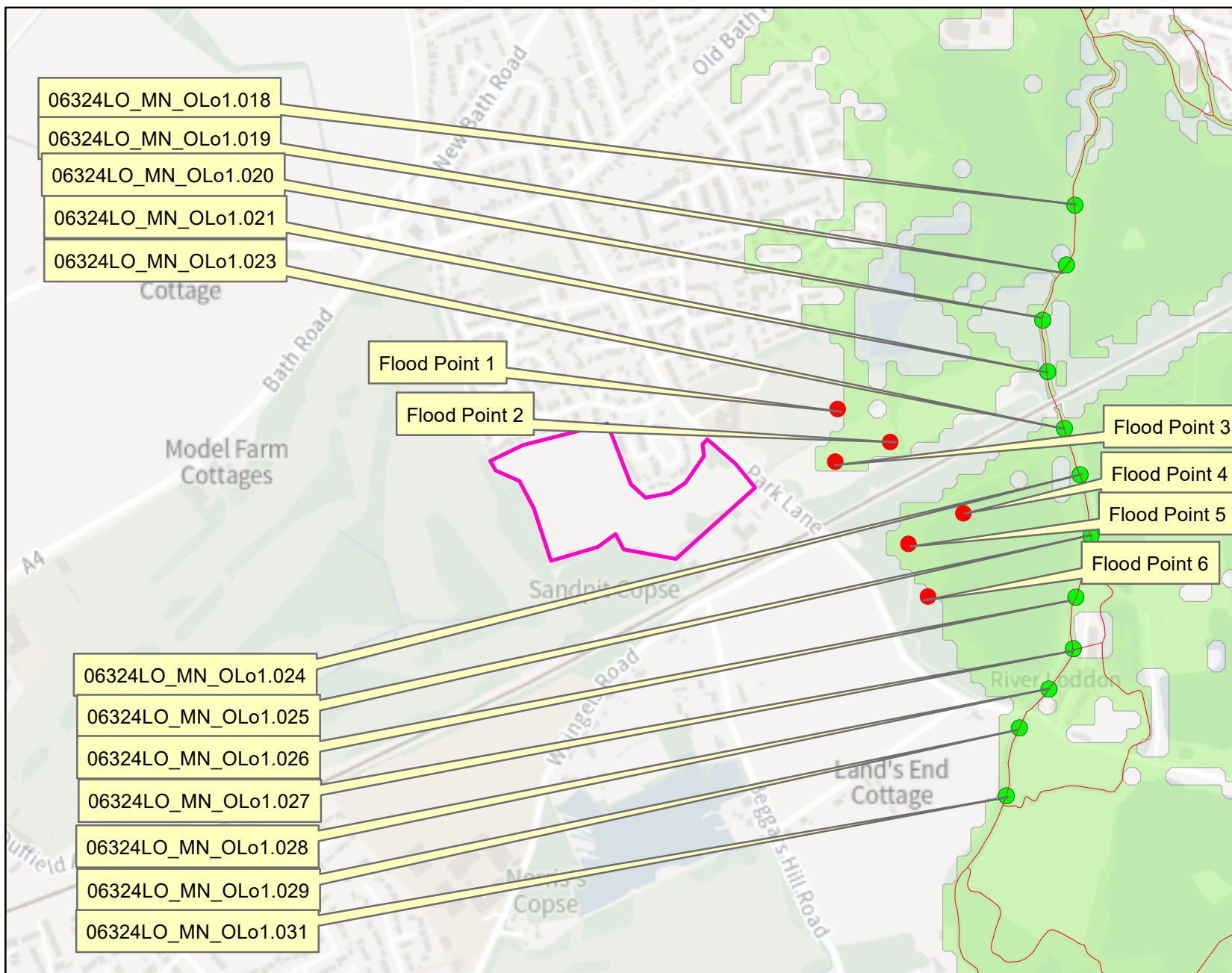
- Site
- Statutory Main Rivers
- Model Nodes
- 20% AEP flood extent
- 5% AEP flood extent
- 1% AEP flood extent
- 0.1% AEP flood extent

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Detailed FRA Map centred on RG10 9DH

Created on 28/08/25 REF: EIR2025/23507



Kilometres

0 0.25 0.5

Legend

- Site
- Statutory Main Rivers
- Model Nodes
- 1%+20% AEP flood extent

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Historic flood data

EIR2025/23507

Our records show that the area of your site has been affected by flooding.
Information on the floods that have affected your site is provided in the table below:

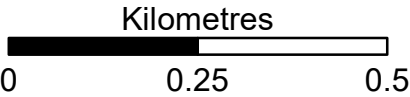
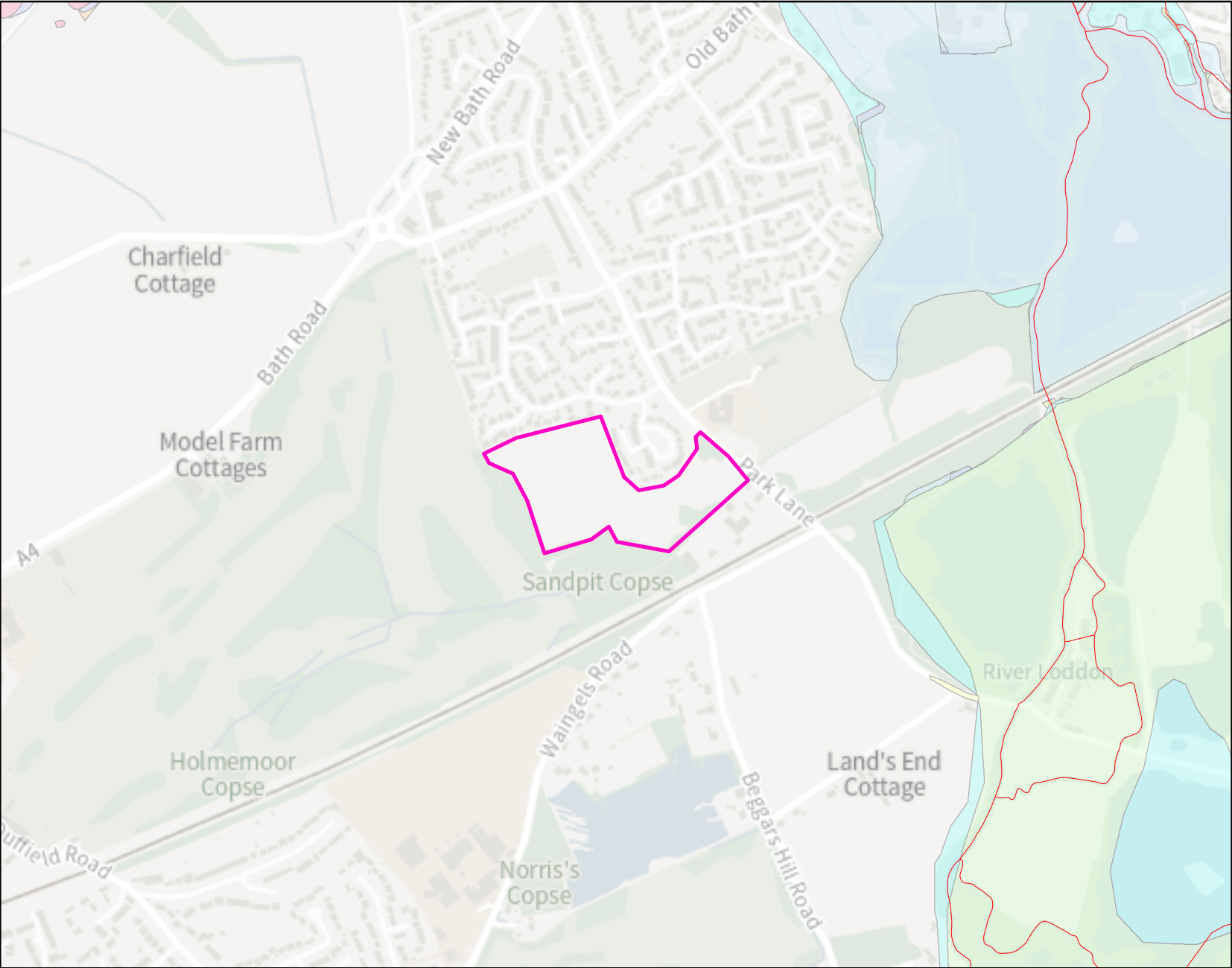
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
No historic information available for site					

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

Historic Flood Map centred on RG10 9DH

Created on 28/08/25 REF: EIR2025/23507



Legend

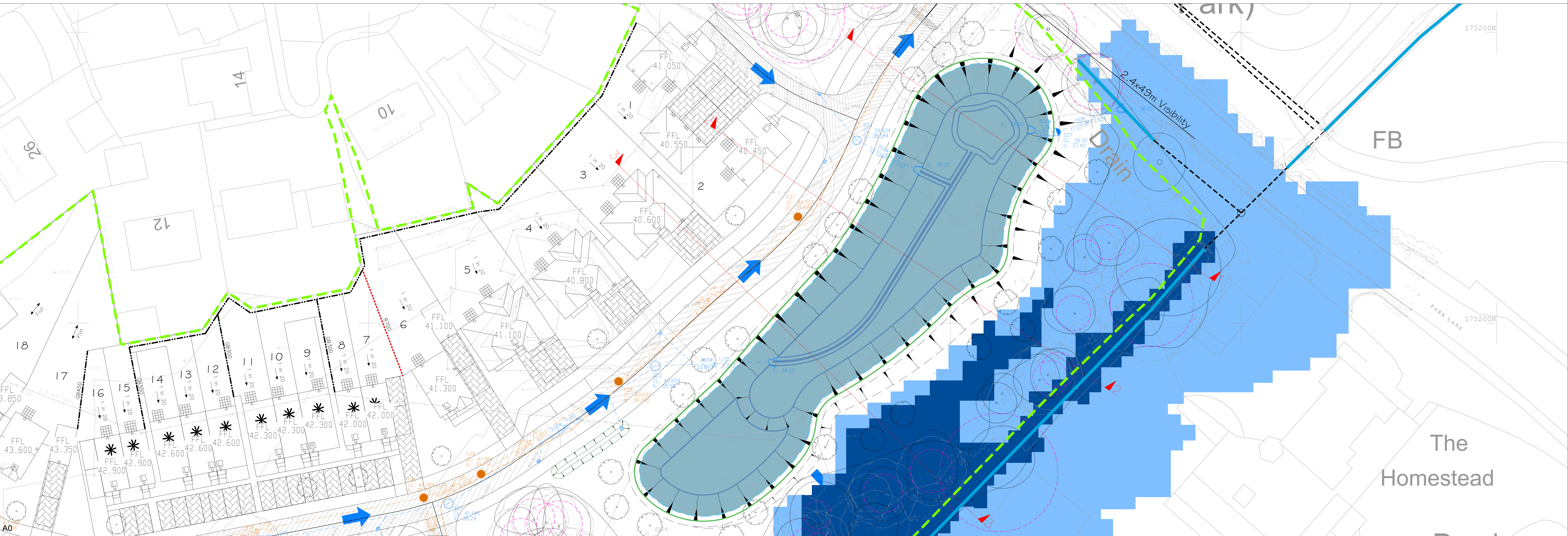
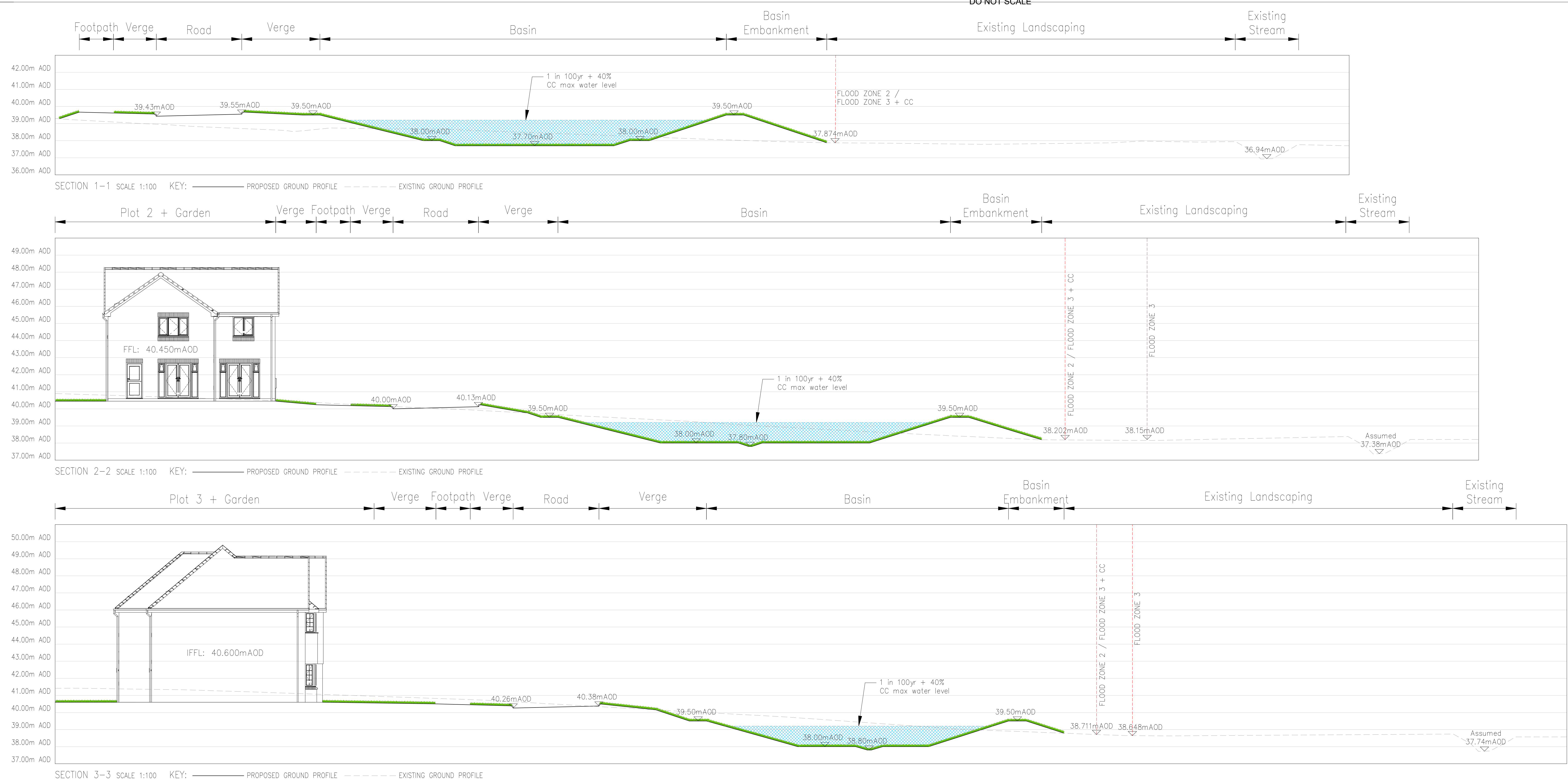
- Site
- Statutory Main Rivers

year	
	1947
	1968
	1974
	1977
	1981
	1990
	1991
	2000
	2002/3
	2007
	2014

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.



Legend:

- Light Blue: DENOTES EXTENT OF FLOOD ZONE 2 / FLOOD ZONE 3 + CC
- Dark Blue: DENOTES EXTENT OF FLOOD ZONE 3

DRAWING STATUS: NOT FOR CONSTRUCTION

CLIENT: Bellway

DRAWING TITLE: FLOOD ZONE SECTIONS

PROJECT: PARK LANE, CHARVIL, WOKINGHAM

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Drawn: JPC, Checked: JPH, Scale: AS SHOWN, Date: JAN 2026

Purpose of Issue: PLANNING

Drawing Number: P25-0896 SK106, Revision: P1