

The Rose Toop Boatyard
Wargrave Road
Henley-on-Thames
RG9 3JD

21st October 2025

FLOOD RISK ASSESSMENT

In support of an application for Planning Permission for:

The retention of new internal surfaced trackway (retrospective)

Site Location:

The Rose Toop Boatyard
Wargrave Road
Henley-on-Thames
RG9 3JD

Existing Ground Levels:

The ground levels as surveyed before the track was constructed ranged from 31.9 aodn at the south west end to 32.3 aodn at the north east end.

Primary source of flooding:

The River Thames.

Presence of flood defences:

No local defences.

Proposed development:

The laying of a new trackway in porous material and with no raised level.

Planning Aspects:

Flood Risk Vulnerability:

Water compatible.

Flood Zone:

3b Functional Floodplain.

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Sequential Test:

De facto passed due to nature of proposals.

Exception test:

Not required.

Applicable climate change allowance:

+31% (Central allowance, Thames and South Chilterns Management Catchment)

Reference Flood Levels:**Present day:**

1 in 5 (20%) ann. prob. flood level = 31.86m AOD.
1 in 20 (5%) flood level = 32.42m AOD.
1 in 100 (1%) flood level = 32.89m AOD.

Climate Change:

1 in 100 +31% cc flood level = 33.45m AOD

Floodplain storage:

No change as new surface same as existing ground.

Flood flow routes:

No change as new surface same as existing ground.

Conclusions:

Environment Agency (EA) Flood Zone mapping and modelled flood data shows that the site lies within Flood Zone 3b 'Functional Floodplain', based on the EA modelled 1 in 20 annual probability floodplain.

The proposed 'Water Compatible' development is appropriate within this Flood Zone and does not require the Exception Test. The works to the existing boathouse need to be located adjacent to a watercourse and the Sequential Test is therefore de facto passed.

National climate change guidance set out in the Planning Practice Guidance (PPG) confirms that the site conditions require consideration of increases in peak river flow of +31% (Thames and South Chilterns, Flood Zone 3b, Water Compatible development).

Flood data from the EA River Thames (Whitchurch to Henley) model have been provided by the EA. This provides a present-day 1 in 20 annual probability flood level of 32.42m AOD and a 1 in 100 annual probability flood level of 32.89m AOD.

The 1 in 100 annual probability +31% allowance for climate change flood level of 33.45m AOD has been estimated through extrapolation of the EA model data.

The present ground level ranges from 31.9 to 32.3 AOD so is within the 5% annual probability level. The new trackway is at the same level so has no impact on floodwater storage or flow.

In conclusion, the future users of the proposed development will be safe from flooding and there will be no detrimental impact on third parties. The proposal complies with the National Planning Policy Framework (NPPF) and local planning policy with respect to flood risk and is an appropriate development at this location.