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FLOOD RISK ASSESSMENT

Scheme name:

HENLEY ROYAL REGATTA, TEMPLE ISLAND

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Foreword

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Some of the information presented within this report is based on third-party information which is believed to be correct; no liability will be accepted for any discrepancies inaccuracies, mistakes or omissions in such information. The report also assesses the flood risk in relation to the requirements of the Environment Agency and as such assesses the site for a specific flood event and not all flood events. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Infrastruct CS Ltd.



Table of Contents

1.0	SUMMARY	4
2.0	INTRODUCTION.....	5
2.1	COMMISSION	5
2.2	GUIDANCE	5
2.3	AIMS AND OBJECTIVES.....	5
3.0	SITE DETAILS.....	6
3.1	LOCATION.....	6
3.2	GRID REFERENCE	6
3.3	TOPOGRAPHY AND SITE DESCRIPTION	7
3.4	GROUND CONDITIONS	7
3.5	GROUNDWATER	8
3.6	EXISTING SITE DRAINAGE	8
3.7	EXISTING WATERCOURSES.....	9
3.8	ENVIRONMENT AGENCY GROUNDWATER AND AQUIFER PROTECTION	9
4.0	PROPOSED DEVELOPMENT	11
5.0	NATIONAL AND LOCAL PLANNING POLICY & GUIDANCE	11
5.1	NATIONAL PLANNING POLICY AND GUIDANCE	11
5.2	WOKINGHAM BOROUGH CORE STRATEGY 2010	13
6.0	FLOOD RISK DISCUSSION.....	14
6.1	ENVIRONMENT AGENCY FLOOD MAP	14
6.2	HISTORIC FLOOD EVENTS.....	14
6.3	FLOOD MODELLING RESULTS FOR THE DEVELOPMENT SITE.....	15
6.4	NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING PRACTICE GUIDANCE	15
6.5	FLOOD ZONE DEFINITION.....	16
6.6	FLOOD ZONES – TABLE 1 PPG.....	16
6.7	FLOOD RISK VULNERABILITY CLASSIFICATION - EXTRACT FROM TABLE 2 PPG	17
6.8	FLOOD RISK VULNERABILITY & FLOOD ZONE COMPATIBILITY TABLE	17
7.0	OTHER SOURCES OF FLOOD RISK TO THE DEVELOPMENT	18
7.1	FLOODING FROM OVERLAND FLOWS.....	18
7.2	FLOODING FROM RISING GROUNDWATER	19
7.3	FLOODING FROM THE LOCAL SEWERAGE NETWORK	19
7.4	FLOODING FROM RESERVOIRS, CANALS & OTHER ARTIFICIAL SOURCES.....	20
8.0	RECOMMENDATIONS AND CONCLUSION	21
9.0	REFERENCES & BIBLIOGRAPHY	21
	APPENDIX A - TOPOGRAPHIC SURVEY	22
	APPENDIX B - DEVELOPMENT PROPOSALS.....	23
	APPENDIX C - ENVIRONMENTAL AGENCY DATA	24
	APPENDIX D - FLOOD ZONE MAP.....	25

1.0 Summary

A Flood Risk Assessment (FRA) has been undertaken to accompany a planning application for the installation of a new package treatment plant on Temple Island. Infrastruct CS Ltd has prepared this report on behalf of the Henley Royal Regatta in accordance with the guidelines set out in the National Planning Policy Framework.

The following table is an overview of the flood risk for the proposed development of the site, based upon currently available information and finds the following –

ITEM	RESPONSE
Site Location	The site is in Temple Island, Henley-on-Thames, and is surrounded by the River Thames. Nearest postcode is RG9 3DD The approximate grid reference is 477115E, 184784 N.
Size and Current Land Usage	Temple Island is a small riverine island in the River Thames just north of Henley-on-Thames. It includes a folly in the form of an elegant ornamental temple -a grade II listed building-, now used for hospitality purposes.
Flood Zone	The development site falls entirely within Flood Zone 3b, which is classified as High probability of flooding.
Fluvial Flood Risk	High – Refer to Section 6.1
Overland Flood Risk	Low – Refer to Section 7.1
Groundwater Flood Risk	Low – Refer to Section 7.2
Sewerage Flood Risk	Low – Refer to Section 7.3
Artificial Flood Risk	Low – Refer to Section 7.4
Proposed Development	The proposals involve the installation of a new water treatment system to manage foul water drainage on the island.

Based on this assessment, it is concluded that in accordance with the Flood risk vulnerability and flood zone compatibility table of the Planning Practice Guidance, as indicated within Section 6.8 of this report, the proposed development is appropriate.



2.0 Introduction

2.1 Commission

The client, Henley Royal Regatta, has commissioned Infrastruct CS Ltd to prepare a Flood Risk Assessment (FRA) to support a planning application for the installation of a wastewater treatment system within Temple Island.

2.2 Guidance

This flood risk assessment has been compiled in accordance with the recommendations of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

2.3 Aims and Objectives

The purpose of this flood risk assessment is to assess the potential flood risks by and to the proposed development. It will identify the flood risk zone, potential sources of flood risk, and will be used to support the proposed planning application.

3.0 Site Details

3.1 Location

The proposed treatment plant will be in Temple Island, Henley-on-Thames, which is surrounded by the River Thames. Nearest postcode is RG9 3DD.

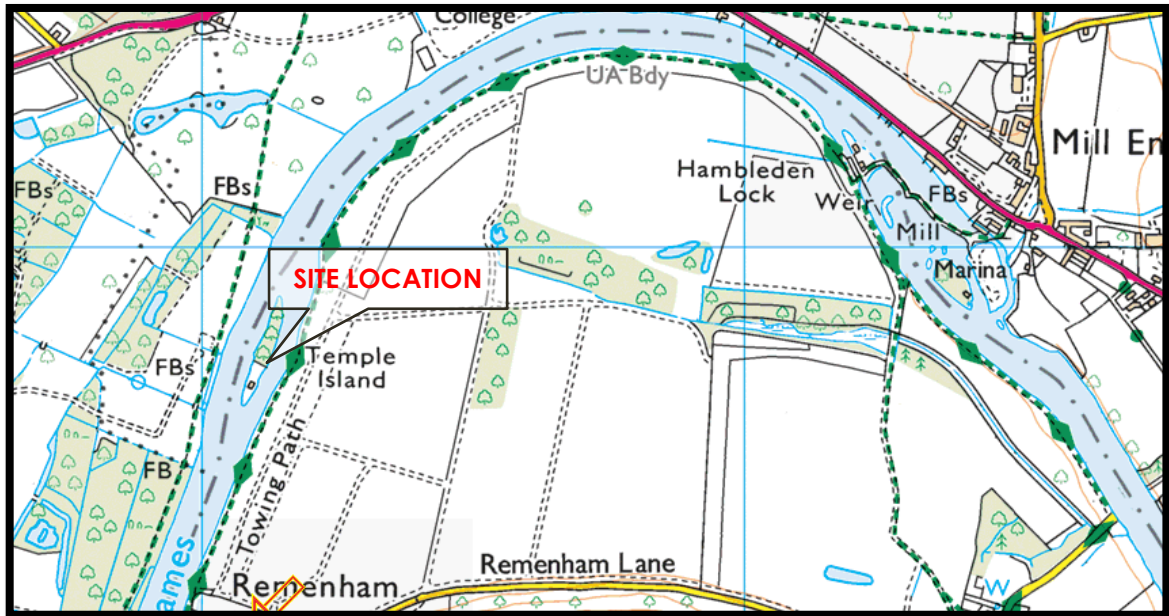


Figure 3.1.1 - Site Context



Figure 3.1.2 - Site location

3.2 Grid Reference

The Ordnance Survey National grid reference for the centre of the site is:

477115E, 184784N. (Nat Grid SU 77115 84784)

3.3 Topography and Site Description

Temple Island is a small riverine island in the River Thames just north of Henley-on-Thames. It includes a folly in the form of an elegant ornamental temple -a grade II listed building-, now used for hospitality purposes.

The topographic survey -see Appendix A- indicates a ground level of 31.31mAOD, where the treatment plant is proposed. Surrounding levels vary between 31.21 and 31.55m, which are representative of the rest of the island.

3.4 Ground Conditions

Superficial deposits: Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposits of fluvial origin, consisting of coarse - to fine - grained detrital material deposited in river channels, floodplains, levees and estuarine environments during the Quaternary period (2.5 million years ago to present).

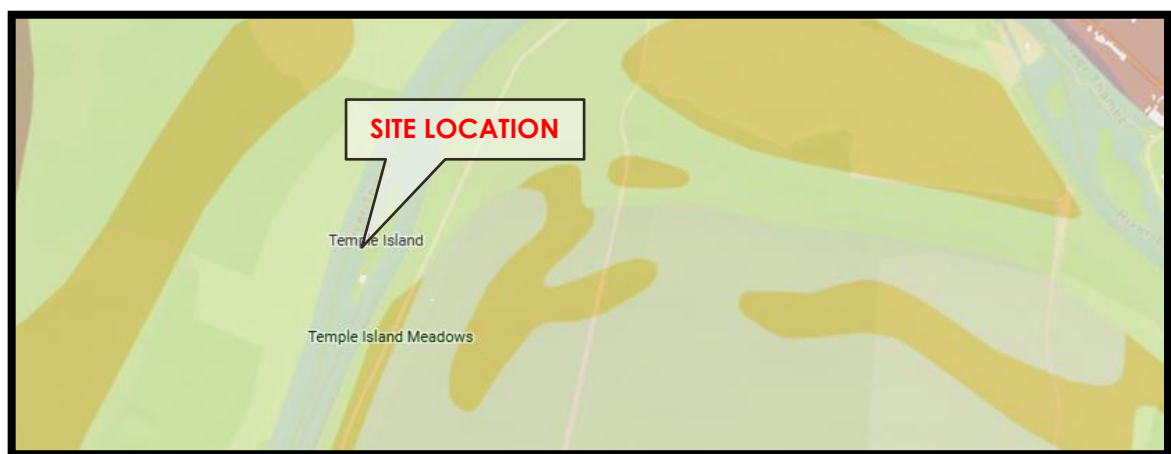


Figure 3.4.1 – Superficial Deposits, from British Geological Survey online database.

Bedrock geology: Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated)-Chalk. Sedimentary bedrock of shallow-marine origin formed between 100.5 and 89.9 million years ago during the Cretaceous period.



Figure 3.4.2 – Bedrock Geology, from British Geological Survey online database.

Intrusive site investigations carried out adjacent/near the development and shown on the British Geological Survey database (BGS ID: 428959, BGS Ref: SU78SE38, British NGR: 477040,184820) Showed the following strata:

GEOLOGICAL CLASSIFICATION	<u>STRATA RECORD</u>	THICKNESS METRES	DEPTH METRES
	NATURE OF STRATA		
	dark coloured topsoil	0.15	0.15
	brown CLAY	0.85	1.00
	blue CLAY	2.00	3.00
	dark brown CLAY	0.60	3.60
	GRAVEL	4.00	7.60
	CHALK and flints - soft chalk	10.68	18.28
	firm CHALK with flints	16.72	35.00
	fairly hard CHALK and flints	13.00	48.00
	soft putty-like CHALK	12.00	60.00

Figure 3.4.3 – Borehole Records, from British Geological survey online database

3.5 Groundwater

Boreholes carried out in the vicinity of the site and available within the British Geological Survey online database indicate groundwater present at 0.38mbgl.

TEMPLE ISLAND SSSI OBH (REMHENHAM OBH 3)				SU 78-111 E			
Owner TWU		Licence No.		Nat. Grid Ref. SU 7704 8482			
Occupier		IGS Ref No.		Status OBH			
Ground Level		m OD		ft. OD		Aquifer CHALK	
Level of Well Top		31.04		m OD		ft. OD	
Rest Water Level		0.38		m bwt		ft. bwt	
(Date Jan 1990)		m OD		ft. OD		Summary of Geological Section	
Construction B		T8/100/32/111		Clay + gravel layer below 3.0+3.14m		Thickness	
Depth bwt		Dia		From To Dia Type		Depth	
60m		200mm		0.3mbgl 15m 200mm Plain		0.5	
				15m 25m 200mm Slotted		3.5	
						7.5	
						60	
Abstraction Rates		Type of Pump					
gph		Chem./Bact. Anal.		YES NO			
gpd		Well Driller		G. Stow 1990			
If insufficient space has been allowed, continue in 'Notes' overleaf.							

Figure 3.5.1 – Borehole Records, from British Geological survey online database

3.6 Existing Site Drainage

The Thames Water wastewater plans show no sewers within the site. Foul wastewater from the building on Temple Island has been stored in an underground holding tank and periodically removed by a specialist waste barge due to the absence of a connection to the public sewer network. The specialist barge service previously used, operated by the EA, has been withdrawn with immediate effect, leaving the island without a scheduled foul sewage operation.

3.7 Existing Watercourses

The nearest main river is the River Thames, which surrounds the site, and Hamble Brook, a tributary of the River Thames, is located 1500m to the north-east of the site.

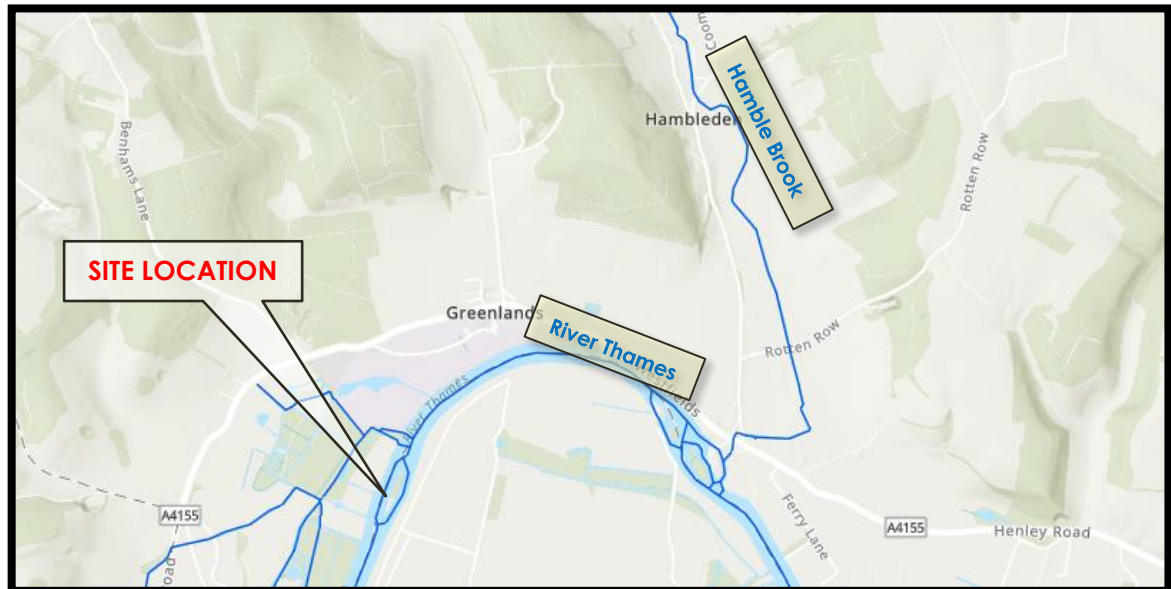


Figure 3.7 – Main River Map from ArcGis online viewer

3.8 Environment Agency Groundwater and Aquifer Protection

Reference to the Environment Agency Groundwater Protection Zone Map shows the area is sited in zone 2 groundwater protection zone. The Environment Agency have defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes, and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

Zone 2: (Outer Protection Zone) - This zone is defined by the 400-day travel time from a point below the water table. Additionally, this zone has a minimum radius of 250 or 500 metres, depending on the size of the abstraction. The travel time is derived from consideration of the minimum time required to provide delay, dilution and attenuation of slowly degrading pollutants.

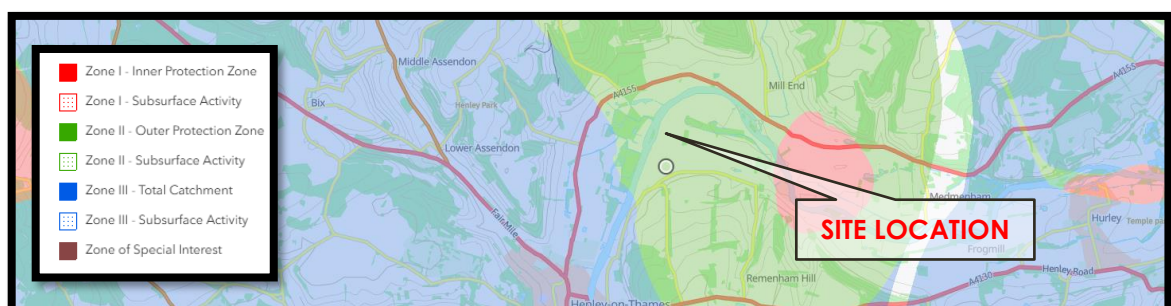


Figure 3.8.1 – Groundwater Protection Zones

The Environment Agency use the zones to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby.

A study of the aquifer maps on the Environment Agency website revealed the site to be located within a Secondary A superficial aquifer and also within A Principal bedrock aquifer.

Principal Aquifers These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers;

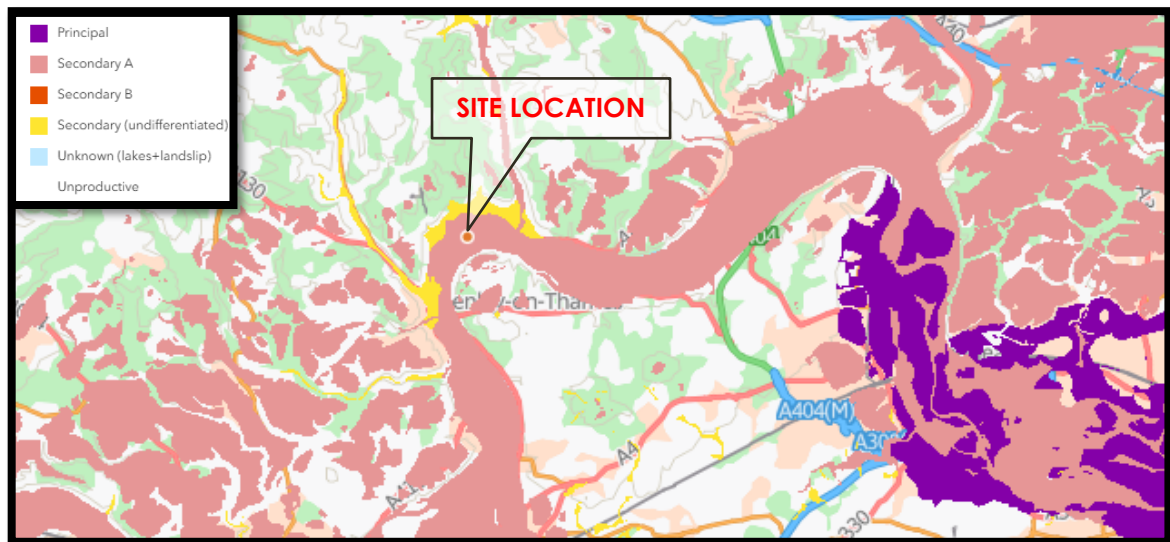


Figure 3.8.2 – Aquifer Designation Map – Superficial

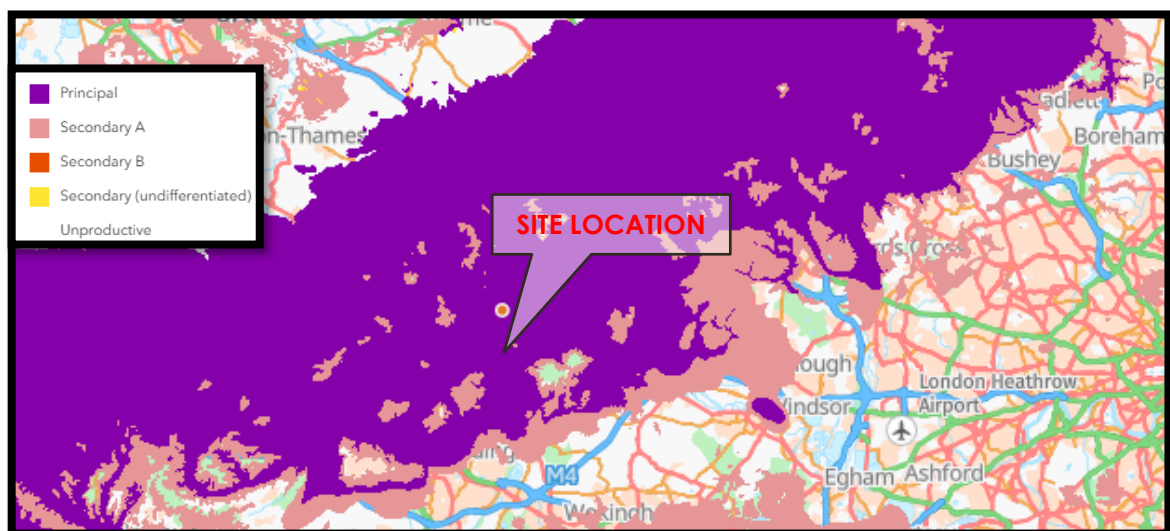


Figure 3.8.3 – Aquifer Designation Map – Bedrock

4.0 Proposed Development

The proposals involve the installation of a new water treatment system to manage foul water drainage on the island. The plans can be found in Appendix B.

5.0 National and Local Planning Policy & Guidance

5.1 National Planning Policy and Guidance

The NPPF and PPG set out government's planning policies for England and how these are expected to be applied. The NPPF and PPG seek to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

Footnote 63 of the NPPF states that a site-specific flood risk assessment should be submitted for all development proposed in flood zone 2 and flood zone 3 whilst in flood zone 1, an assessment should accompany all proposals involving:

- sites of 1 ha or more;
- land identified as having critical drainage problems or as being at increased flood risk in future;
- or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

NPPF paragraph 170 states that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere".

Paragraph 172 of the NPPF states that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

NPPF paragraph 173 states that "a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below".

NPPF paragraph 176 states that "applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63".



NPPF paragraph 175 states that "The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

NPPF paragraph 178 states that the application of the exception test should be informed by a strategic or sitespecific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

NPPF Paragraph 179 states that "both elements of the exception test should be satisfied for development to be permitted".

NPPF paragraph 181 states that "When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

NPPF paragraph 182 states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal.

These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- a) take account of advice from the Lead Local Flood Authority;
- b) have appropriate proposed minimum operational standards; and
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

5.2 Wokingham Borough Core Strategy 2010

Policy CP1: Sustainable Development

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;
- 2) Minimise the emission of pollutants into the wider environment;
- 3) Limit any adverse effects on water quality (including ground water);
- 4) Ensure the provision of adequate drainage;
- 5) Minimise the consumption and use of resources and provide for recycling;
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;
- 7) Avoid areas of best and most versatile agricultural land;
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and
- 12) Contribute towards the goal of reaching zero-carbon developments⁴¹ as soon as possible by:
 - a) Including appropriate on-site renewable energy features; and
 - b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form

6.0 Flood Risk Discussion

6.1 Environment Agency Flood Map

The Flood Map for Planning, shown below, indicates that the site wholly falls within flood zone 3, which is defined as land assessed as having a 1 in 100 (1%) or greater annual probability of river flooding.



Figure 6.1.1 - Flood Map for Planning. Flood Zones 2 and 3. Environment Agency © 2025

It is, therefore, the consideration of this FRA that the site has a High risk of flooding from fluvial sources.

6.2 Historic Flood Events

According to the data provided by the Environment Agency, and shown below, the island has flooded in the past, in a number of occasions, the latest in 2007 and 2013.



Fig 6.2.1 – Historic Flood Outlines

6.3 Flood Modelling Results for the Development Site

As part of the information gathering exercise, a Product 4 flood data request was made to the Environment Agency. This document provided specific flood level nodes for the development site which could then be related to the detailed topographic survey, so an actual flood impact assessment of the site could be made.

The information provided is taken from Thames (Sonning to Hurley) 2019 model. The model was developed using Flood Modeller-TUFLOW modelling software. See full document in Appendix C. The flood levels for the closest node to the site are provided below:

Floodplain Reference	1 in 20yr	1 in 30yr	1 in 100yr	1 in 100yr + 25% climate change	1 in 100yr + 35% climate change	1 in 100yr + 70% climate change	1 in 1000yr
Label 5 Id=1418210	31.79m	31.95m	32.13m	32.35m	32.41m	32.66m	32.47m

Table 6.3.1 – Flood Levels From product 4

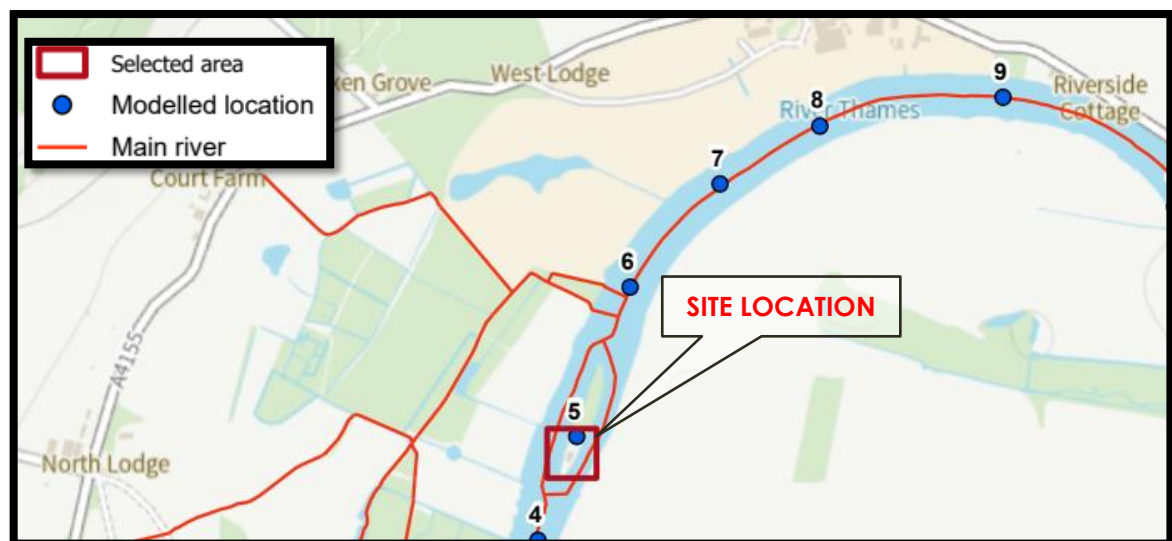


Fig 6.2.3 – Flood Node Map from Environment Agency report

To determine the impacts of flooding across the site, and to establish accurate flood boundaries, the flood levels were superimposed onto a 3D model of the topographic survey for the development site. This then provided a true plan of the flood envelopes associated with the 1 in 100yr and 1 in 1000yr events. Refer to Appendix D for full map. As mentioned in Section 3.3, most of the island sits below 31.55mAOD, so effectively all of it is in Flood Zone 3b (below 1 in 30year storm event).

6.4 National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) gives direction for development with respect to flooding. These documents promote a sequential approach to encourage development away from areas that may be or are susceptible to flooding. In doing so it categorizes flood zones in the context of their probability of flooding, as shown in the table within Section 6.5 below.

6.5 Flood Zone Definition

The National Planning Policy Framework Definition of Flood Zones

Flood zone	Fluvial	Tidal	Probability of flooding
1	< 1 in 1000 year	<1 in 1000 year	Low probability
2	Between < 1 in 1000 year and 1 in 100 year	Between <1 in 1000 year and 1 in 200 year	Medium Probability
3a	> 1 in 100 year	> 1 in 200 year	High probability
3b	Either > 1 in 30 (3.3%) or as agreed between the EA and the LPA	Either > 1 in 30 or as agreed between the EA and the LPA	Functional flood plain

6.6 Flood Zones – Table 1 PPG

(Note: These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences)

Zone 3b – Functional Floodplain	
Definition	This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 30 (3.3%) or greater in any year or is designed to flood in an extreme flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes)
Appropriate uses	Only the water-compatible uses and the essential infrastructure listed below that has to be there should be permitted in this zone. It 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. Essential infrastructure in this zone should pass the Exception Test.
FRA requirements	All development proposals in this zone should be accompanied by a FRA.
Policy aims	In this zone, developers and local authorities should seek opportunities to: reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques; and relocate existing development to land with a lower probability of flooding.

6.7 Flood Risk Vulnerability Classification - Extract from Table 2 PPG

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- **Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).**
- Car parks

6.8 Flood Risk Vulnerability & Flood Zone Compatibility Table

Vulnerability classification flood zone	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
1	✓	✓	✓	✓	✓
2	✓	Exception test required	✓	✓	✓
3a †	Exception test required (†)	X	Exception test required	✓	✓
3b *	Exception test required (*)	X	X	X	✓ (*)

✓ Development is appropriate X development is not appropriate

“†” 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.

The above table, taken from PPG (Table 2), indicates that less vulnerable uses within flood zone 3 is not appropriate. However, this treatment plant in particular has been confirmed to be watertight and appropriate under water. If this is allowed, and provided it is designed and constructed in line with the “*” note above, the proposals should be **acceptable**.

7.0 Other Sources of Flood Risk to The Development

In addition to the potential for assessing flooding from fluvial and tidal sources, NPPF also requires that consideration is given to other mechanisms for flooding:

- Flooding from land – intense rainfall, often in short duration, that is unable to soak into the ground or enter drainage systems, can run rapidly off land and result in local flooding.
- Flooding from groundwater – occurs when water levels in the ground rise above the surface elevations.
- Flooding from sewers – In urban areas, rainwater is frequently drained into surface water sewers or sewers containing both surface and wastewater sewers known as combined sewers. Flooding can result causing surcharging when the sewer is overwhelmed by heavy rainfall.
- Flooding from reservoirs, canals and other artificial sources – Non-natural or artificial sources of flooding can result from sources such as reservoirs, canals lakes etc, where water is held above natural ground levels.

7.1 Flooding from Overland Flows

The risk of flooding due to overland flood flows is considered low by the Environment Agency. The surface water flood data for the site, shown below, also indicates a low risk of flooding within and surrounding the site.



Fig 7.1.1 – Environment Agency © 2025 - Surface Water Flood Risk from "Flood Map for Planning 1 in 30y storm



Fig 7.1.2 – Environment Agency © 2025 - Surface Water Flood Risk from "Flood Map for Planning 1 in 100y storm



Fig 7.1.3 – Environment Agency © 2025 - Surface Water Flood Risk from "Flood Map for Planning 1 in 1,000y storm

It is, therefore, the consideration of this FRA that the site has a **low** risk of flooding from overland flows.

7.2 Flooding from Rising Groundwater

Groundwater flooding is dependent on local variations in topography, geology, and soils. The causes of groundwater flooding are generally understood; however, it is difficult to predict the actual location, timing, and extent of groundwater flooding without comprehensive datasets.

There is a lack of reliable measured datasets to undertake flood frequency analysis and even with datasets, this analysis is complicated due to the non-independence of groundwater level data. Surface water flooding incidents are sometimes mistaken for groundwater flooding incidents, such as where runoff via infiltration seeps from an embankment, rather than locally high groundwater levels.

Section 3.5 of this report indicates that boreholes in the vicinity of the site found groundwater at a depth of 0.38mbgl. However, given the island's limited spatial extent and its location within the active river channel, groundwater conditions are expected to be directly controlled by river water levels.

The superficial deposits underlying islands within the Thames floodplain typically comprise alluvial sands, silts and gravels, which are highly permeable and hydraulically connected to the river system. As a result, the groundwater table within the island behaves as a bank-storage system, where groundwater levels fluctuate in response to changes in river stage.

The small area of the island (approximately 0.5 ha, and also elongated) significantly limits the potential for the development of horizontal groundwater gradients or groundwater mounding. With a short distance between opposing river banks, hydraulic equilibrium is reached rapidly across the island.

It is, therefore, the consideration of this FRA that the site has a **low** risk of flooding from rising groundwater levels alone.

7.3 Flooding from the Local Sewerage Network

Sewer flooding generally results in localised short-term flooding caused by intense rainfall events overloading the capacity of sewers. Flooding from sewers can also occur as a result of blockage, poor maintenance or structural failure. There are no sewers in this area that could surcharge and therefore the risk is negligible.

It is, therefore, the consideration of this FRA that the site has a **low** risk of flooding by surcharging of the local sewer network.

Reservoirs in the UK have an extremely good safety record. The EA is the enforcement authority for the Reservoirs Act 1975 in England and Wales. All large reservoirs must be inspected and supervised by reservoir panel engineers. It is assumed that these reservoirs are regularly inspected, and essential safety work is carried out. These reservoirs therefore present a minimal risk.

It must be noted that the the EA have mapped the maximum flood extent in the event of a reservoir breach. Their maps are an absolute worst-case scenario, which assumes reservoirs are full at the time of breach, that there are no emergency reservoir operating measures and that lots of different reservoirs fail at the same time.

It is, therefore, the consideration of this FRA that the site has a low risk of flooding by reservoirs, canals or other artificial sources on their own.



8.0 Recommendations and Conclusion

In line with the recommendations of the National Planning Policy Framework, the proposed development within Flood Zone 3b, in principle not appropriate for “less vulnerable” uses.

However, this treatment plant in particular has been confirmed to be watertight and water compatible. Also, the impact on the flood plain will negligible due to its small size.

Provided it is designed and constructed to meet the three bulletpoints below, the proposals should be acceptable.

- 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.

Having assessed the other forms of flood risk to and from the development site, this report finds that the site is not considered at high risk from any other sources of flooding.

9.0 References & Bibliography

- The National Planning Policy Framework February 2025
- Planning Practice Guidance.
- Environment Agency - Rainfall-Runoff Management for Developments
- Environment Agency indicative flood maps <https://flood-map-for-planning.service.gov.uk/>
- Environment Agency indicative groundwater source protection zone maps <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>
- Environment Agency indicative Aquifer designation maps <https://magic.defra.gov.uk/>
- <https://www.bgs.ac.uk/information-hub/borehole-records/>
- <https://geologyviewer.bgs.ac.uk/>
- Local Flood Risk Management Strategy – Wokingham Borough Council
- Wokingham Borough – Adopted Core Strategy Development Plan 2010



Appendix A - Topographic Survey

NOTES

GENERAL NOTES :-

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED

TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.

OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSCURED DURING SITE SURVEY
RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

[illegible]

SURVEY CONTROL :-	SHEET LAYOUT :-
-------------------	-----------------

[illegible]

UTILITY SURVEY KEY :-

	W	W	WATER PIPE
			FOUL SEWER
			STORM SEWER
			COMMENCED SEWER
	D	D	DUCT
	TV	TV	CABLE TELEVISION
	COM	COM	CABLE
			TELECOM CABLE
	G	G	GAS PIPE
	U	U	UNIDENTIFIED SERVICE
			OTHER
	CCTV	CCTV	CCTV
	TL	TL	TRAFFIC LIGHT
	O	O	OFFSET FILL
	W	W	WENT
	F	F	FUEL PIPE
	GL	GL	GLASS PIPES
	P	P	P
			ASSUMED ROUTE
	TR	TR	TAKEN FROM RECORDS

DISCLAIMER :-

Electromagnetic techniques have been used in the location of underground structures. The results are not infallible and that excavations should be carried out to confirm service identification, particularly in the case of gas. Where there are safety risks, the complexities of the underground services often ensure that guarantees cannot be given.

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. The location of underground services of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this survey.

Private service wires and cables in highways are not shown, but there presence should be anticipated.

Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of the above mentioned services should be done with care. ref: HSG47 document avoiding dangers from underground services

Please note that factors such as ground conditions, proximity of other utilities, material and installation methods can have an influence on the quality of the data collected on site.

TSA Standards: A utility mapping survey can be considered as 100% accurate depiction of the subsurface environment. The survey is not intended to meet the requirement for the use of safe digging guidelines at all times, in line with requirements of HSG47 and other relevant documents.

UTILITY NOTES



RSP Underground Services



HEAD OFFICE
12 Payton Street, Stratford-upon-Avon, CV37 6UA.
Tel: 02475 120 396
E-Mail: admin@rspunderground.co.uk
www.rspunderground.co.uk

Client	Heanley Royal Regatta
--------	-----------------------

Project	Temple Island
---------	---------------

Title	Topographical Survey
-------	----------------------

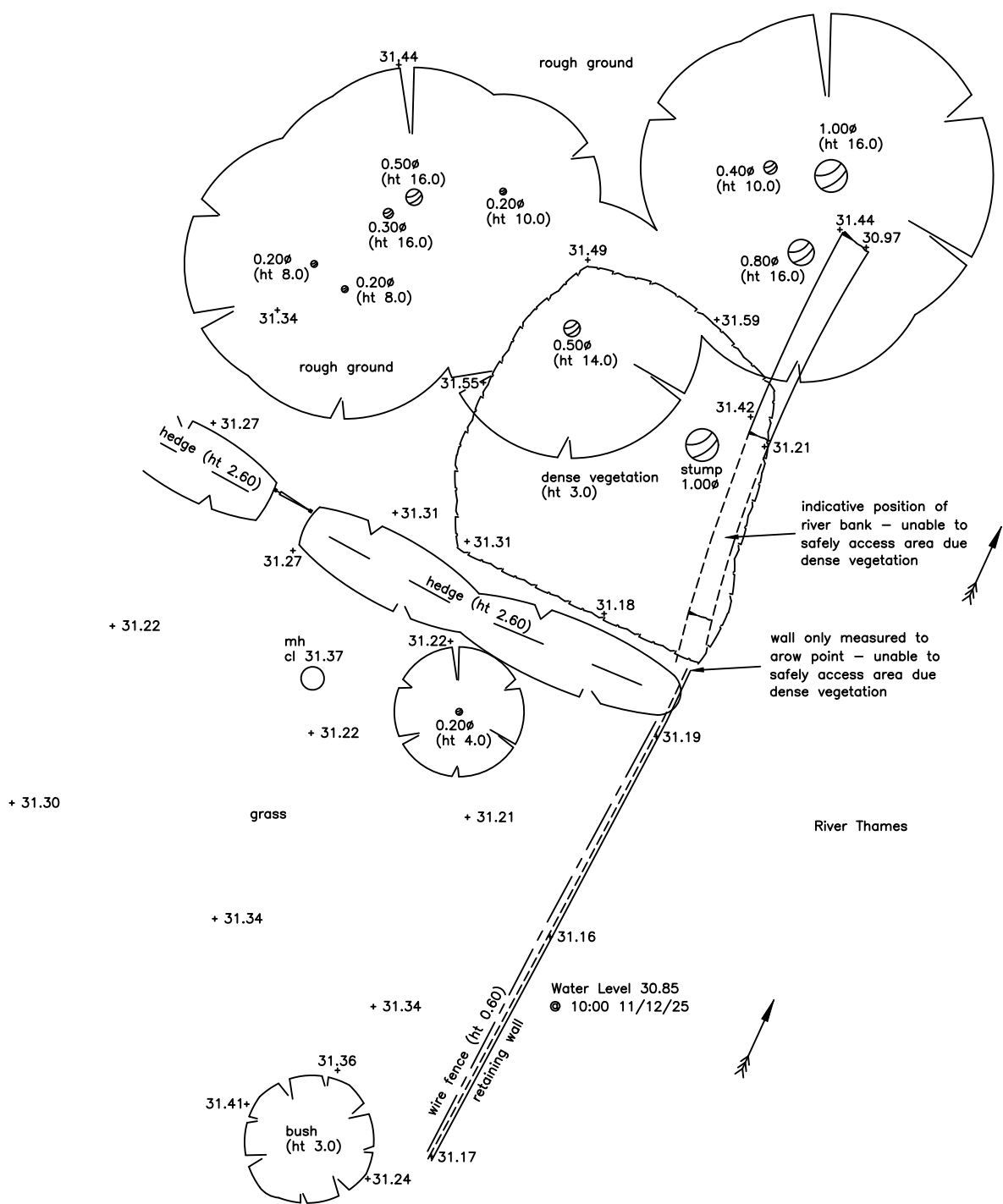
Date	11/12/2025	Revisions
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Dwg No	2216 - 1
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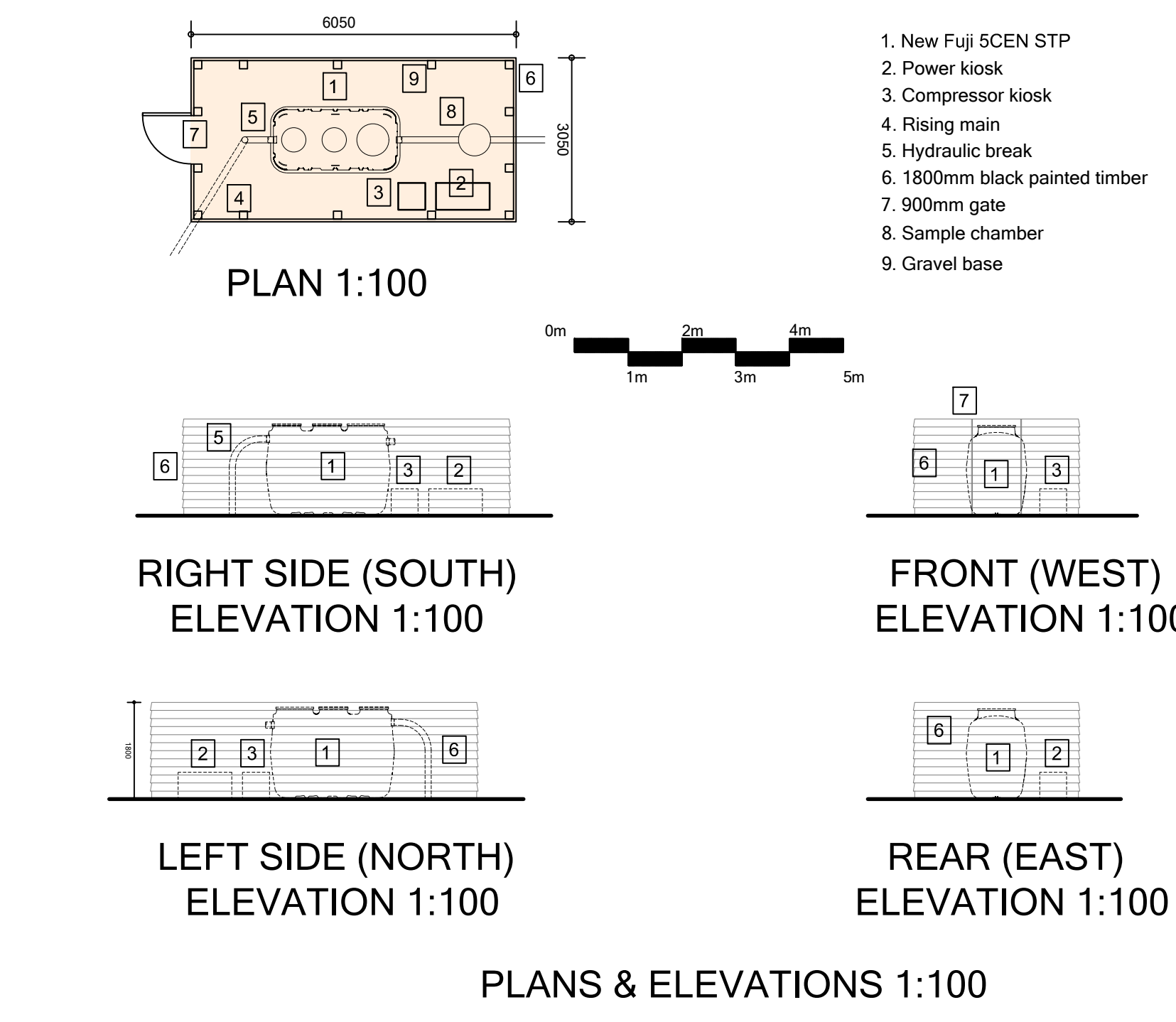
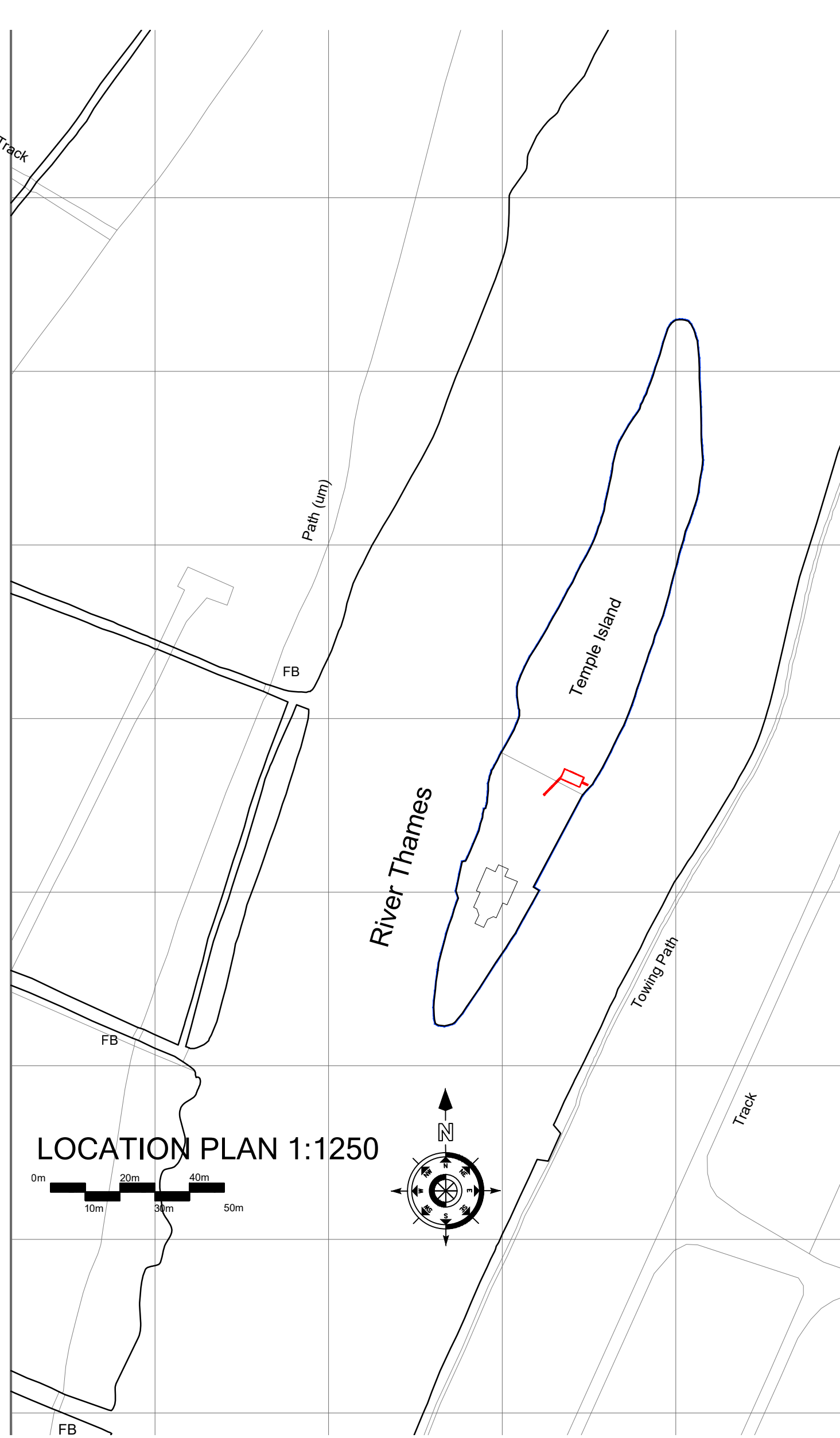
Surveyor L.J.H.

Checked	D.K.	





Appendix B - Development Proposals

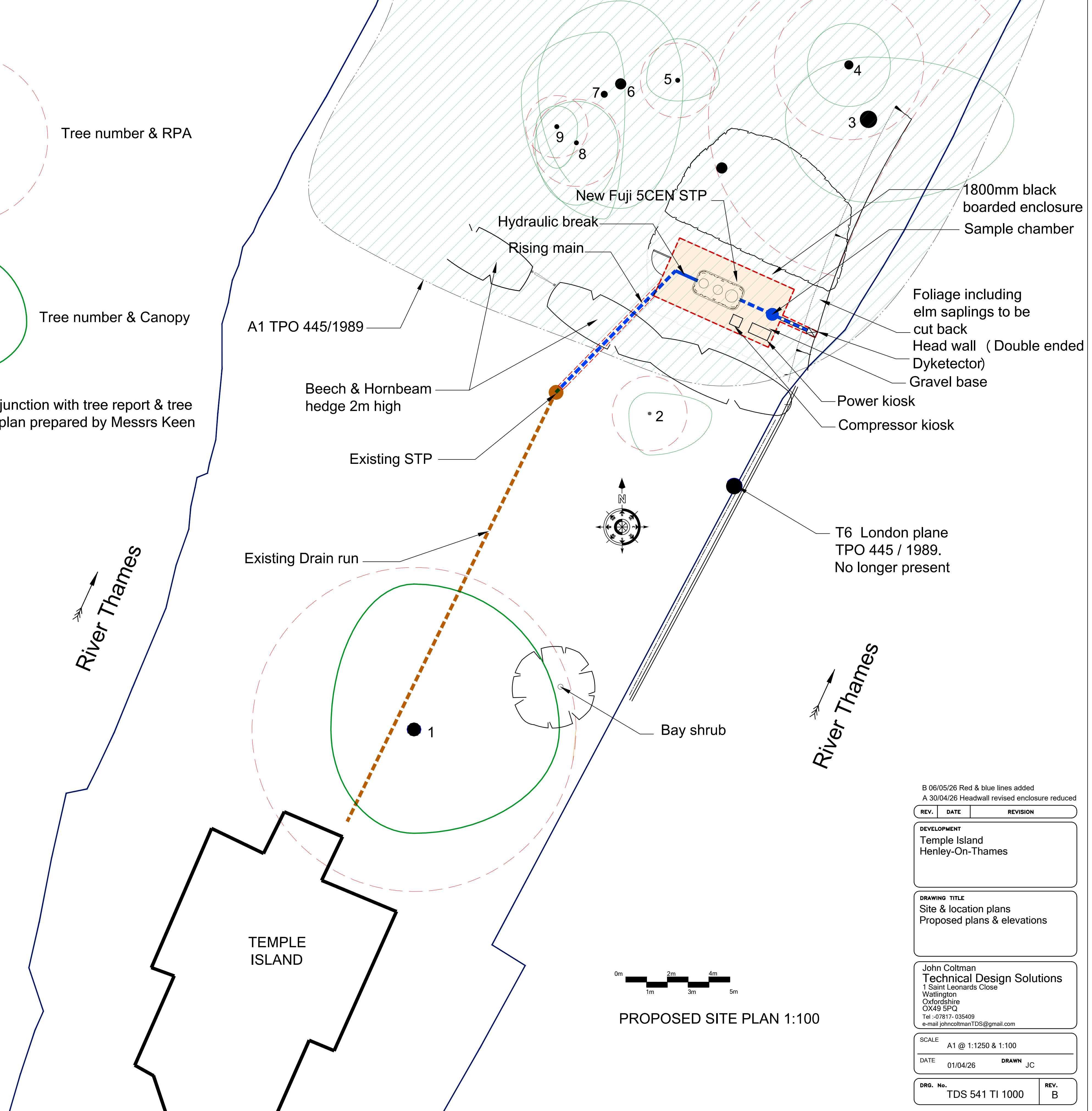


LEGEND

Tree number & RPA

Tree number & Canopy

Note:- Read in conjunction with tree report & tree constraints plan prepared by Messrs Keen consultants



B 06/05/26 Red & blue lines added
A 30/04/26 Headwall revised enclosure reduced

REV.	DATE	REVISION

DEVELOPMENT
Temple Island
Henley-On-Thames

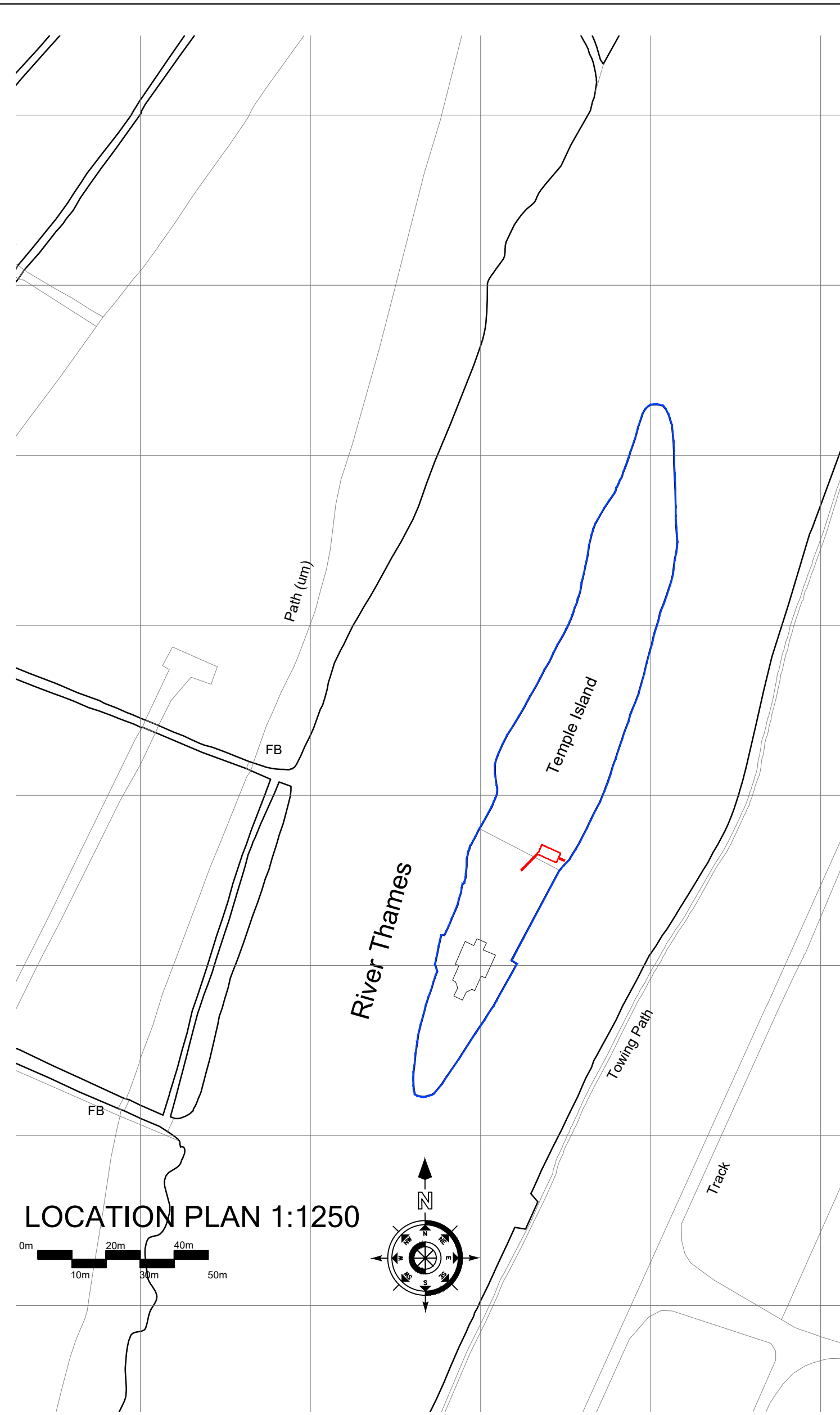
DRAWING TITLE
Site & location plans
Proposed plans & elevations

John Coltman
Technical Design Solutions
1 Saint Leonards Close
Watlington
Oxfordshire
OX49 5PQ
Tel :07817- 035409
e-mail johncoltmanTDS@gmail.com

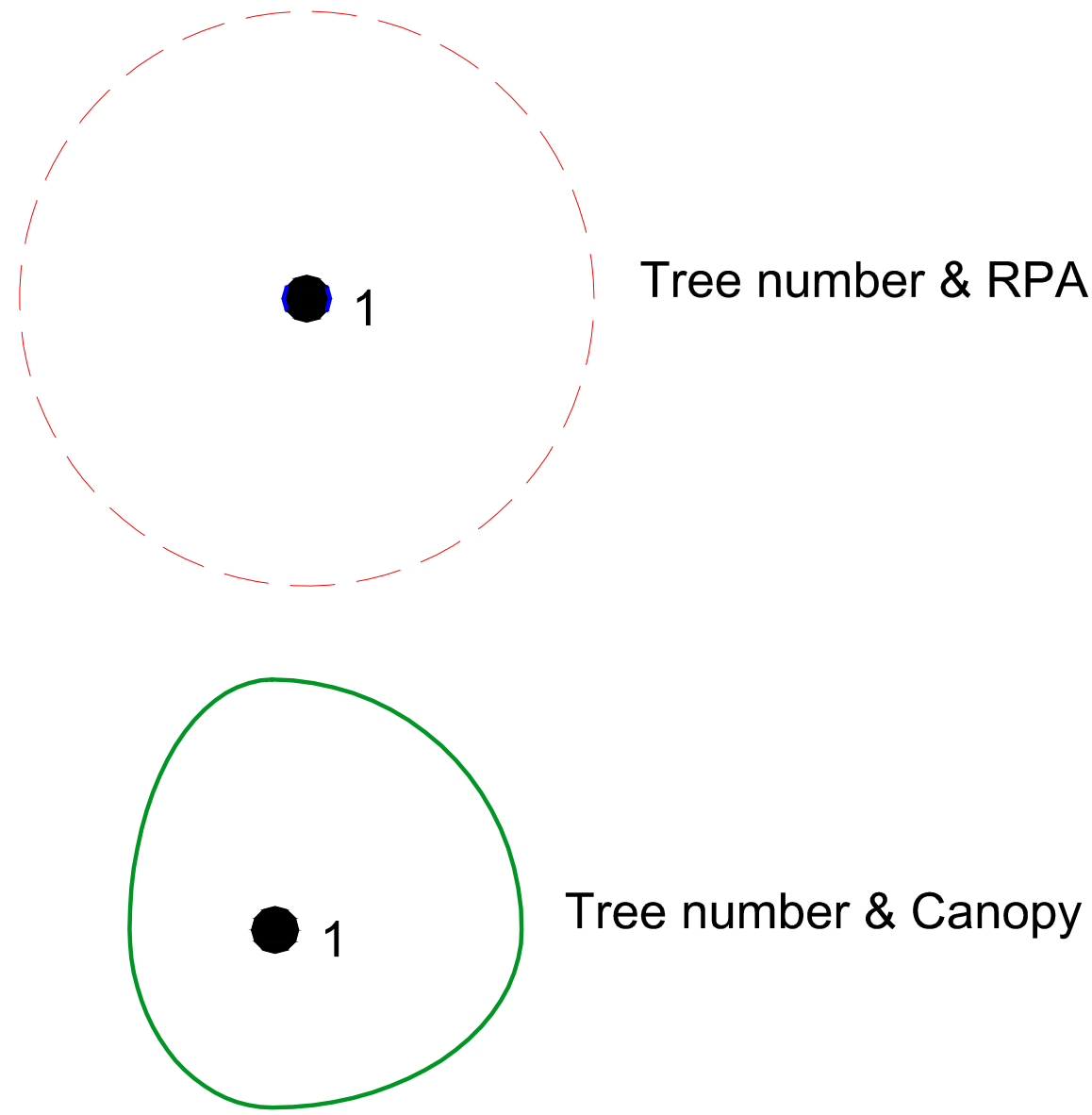
SCALE
A1 @ 1:1250 & 1:100

DATE 01/04/26 DRAWN JC

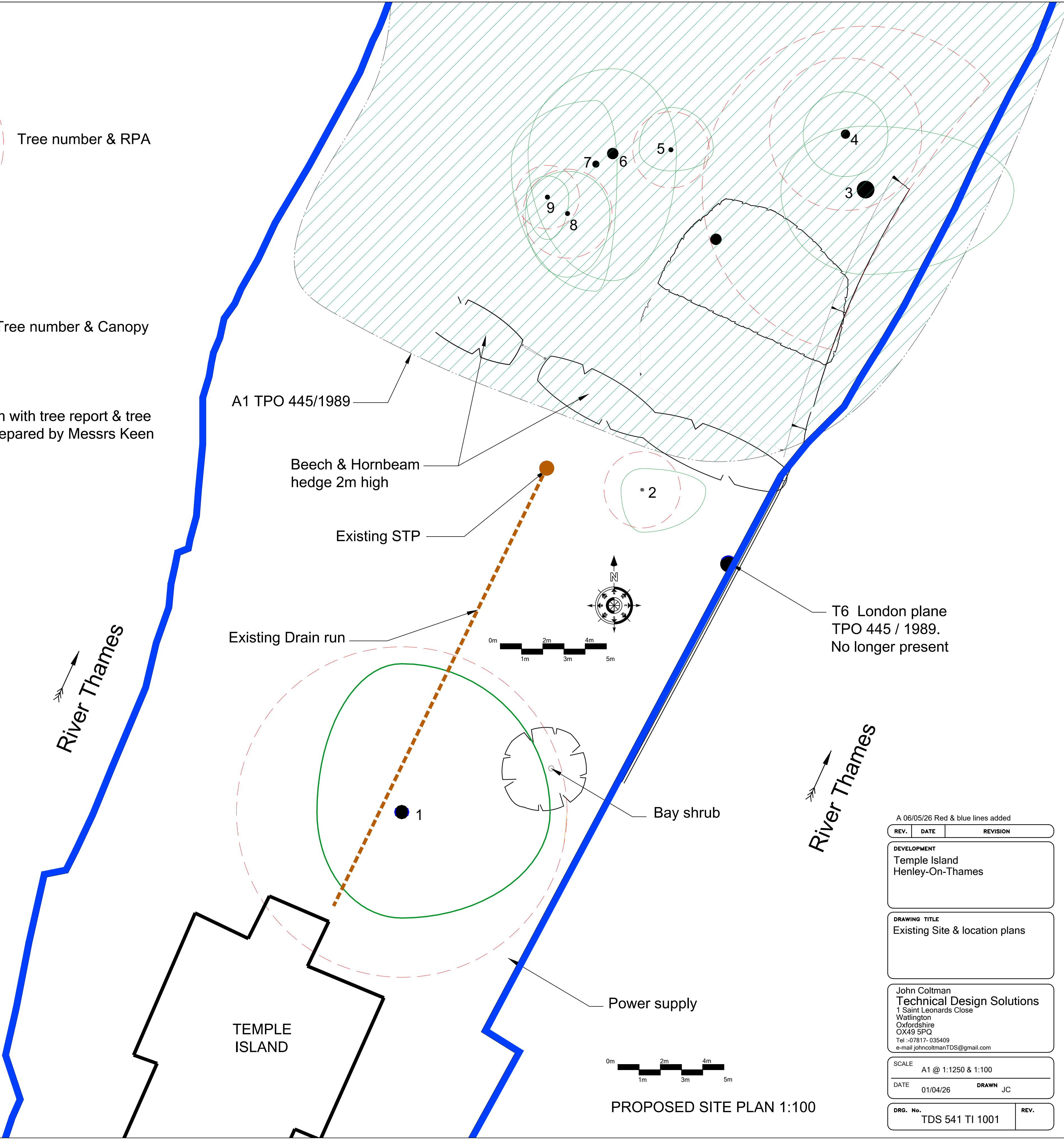
DRG. No.	REV.
TDS 541 TI 1000	B



LEGEND



Note:- Read in conjunction with tree report & tree constraints plan prepared by Messrs Keen consultants



A 06/05/26 Red & blue lines added		
REV.	DATE	REVISION
DEVELOPMENT		
Temple Island		
Henley-On-Thames		
DRAWING TITLE		
Existing Site & location plans		
John Coltman		
Technical Design Solutions		
1 Saint Leonards Close		
Watlington		
Oxfordshire		
OX49 5PQ		
Tel :-07817- 035409		
e-mail johncoltmanTDS@gmail.com		
SCALE		
A1 @ 1:1250 & 1:100		
DATE	01/04/26	DRAWN JC
DRG. No.	TDS 541 TI 1001	REV.



Appendix C - Environmental Agency Data

Product 4 (Detailed Flood Risk) for 477099 184754

Our Ref: EIR2025/18787

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>

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

XXXXXXXXXXXX

Model: Thames (Hurley to Bourne End) 2020

Description: Thames (Hurley to Bourne End) 2020

This modelling was completed to assess the performance of the Flood Alleviation Scheme (FAS) for Marlow. The information provided is taken from the Further Assessment of the Performance of the Marlow Flood Alleviation Scheme Revised 1D 2D Modelling, July 2018. In 2022, additional model runs were completed internally to include 1% Annual Exceedance Probability (AEP) plus 31%, 1% AEP plus 43% and 1% AEP plus 76% climate change runs. The model was developed using Flood Modeller-TUFLOW modelling software.

This model partially supersedes the Thames (Bourne End to Datchet) 2019 model, previously known as Thames (Hurley to Teddington) 2019 model.

The Thames (Hurley to Bourne End) 2020 model only ran the undefended 1% AEP. The undefended 0.1% AEP data in this area is from the Thames (Bourne End to Datchet) 2019 model. This model started in Hurley and is the best available information we have for this area at the extreme flood outline. All other model runs from the Thames (Hurley to Bourne End) 2020 have been superseded.

Defended model design runs and mapped outputs: 1 in 20 / 5% Annual Exceedance Probability (AEP); 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75% / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+31% / 1% AEP plus 31%; 1 in 100+43% / 1% AEP plus 43%; 1 in 100+76% / 1% AEP plus 76%;

Undefended model design runs and mapped outputs: 1 in 100 / 1% AEP;

Undefended model design runs and mapped outputs from the Thames (Bourne End to Datchet) 2019 model: 1 in 1000 / 0.1% AEP

Model information

EIR2025/18787

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

Description: The information provided is taken from the Thames Mapledurham to Hurley Modelling Study – Final Report, undertaken by JBA in March 2019. The study was carried out using 1D-2D modelling software (Flood Modeller Pro-TUFLOW). Prior to May 2022, this model was known as Thames (Mapledurham to Hurley) 2019 - in May 2022 this model was re-named to Thames (Sonning to Hurley) to replicate the shortened extent of this modelling due to the model being partially superseded by a new model upstream. If you require modelled data upstream of Sonning, please use the Thames (Pangbourne to Sonning) 2019 model.

Model design runs:

1 in 2 / 50% AEP; 1 in 5 / 20% AEP; 1 in 10 / 10% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75 / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+25% / 1% AEP with 25% climate change; 1 in 100+35% / 1% AEP with 35% climate change; 1 in 100+70% / 1% AEP with 70% climate change; 1 in 200 / 0.5% AEP; 1 in 200 / 0.5% AEP; 1 in 200+25% / 0.5% AEP with 25% climate change; 1 in 200+35% / 0.5% AEP with 35% climate change; and 1 in 1000 / 0.1% AEP.

Mapped outputs:

1 in 2 / 50% AEP; 1 in 5 / 20% AEP; 1 in 10 / 10% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75 / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+25% / 1% AEP with 25% climate change; 1 in 100+35% / 1% AEP with 35% climate change; 1 in 100+70% / 1% AEP with 70% climate change; 1 in 200 / 0.5% AEP; 1 in 200 / 0.5% AEP; 1 in 200+25% / 0.5% AEP with 25% climate change; 1 in 200+35% / 0.5% AEP with 35% climate change; and 1 in 1000 / 0.1% AEP.

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)

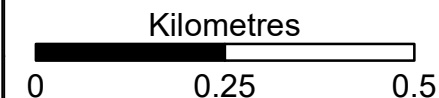
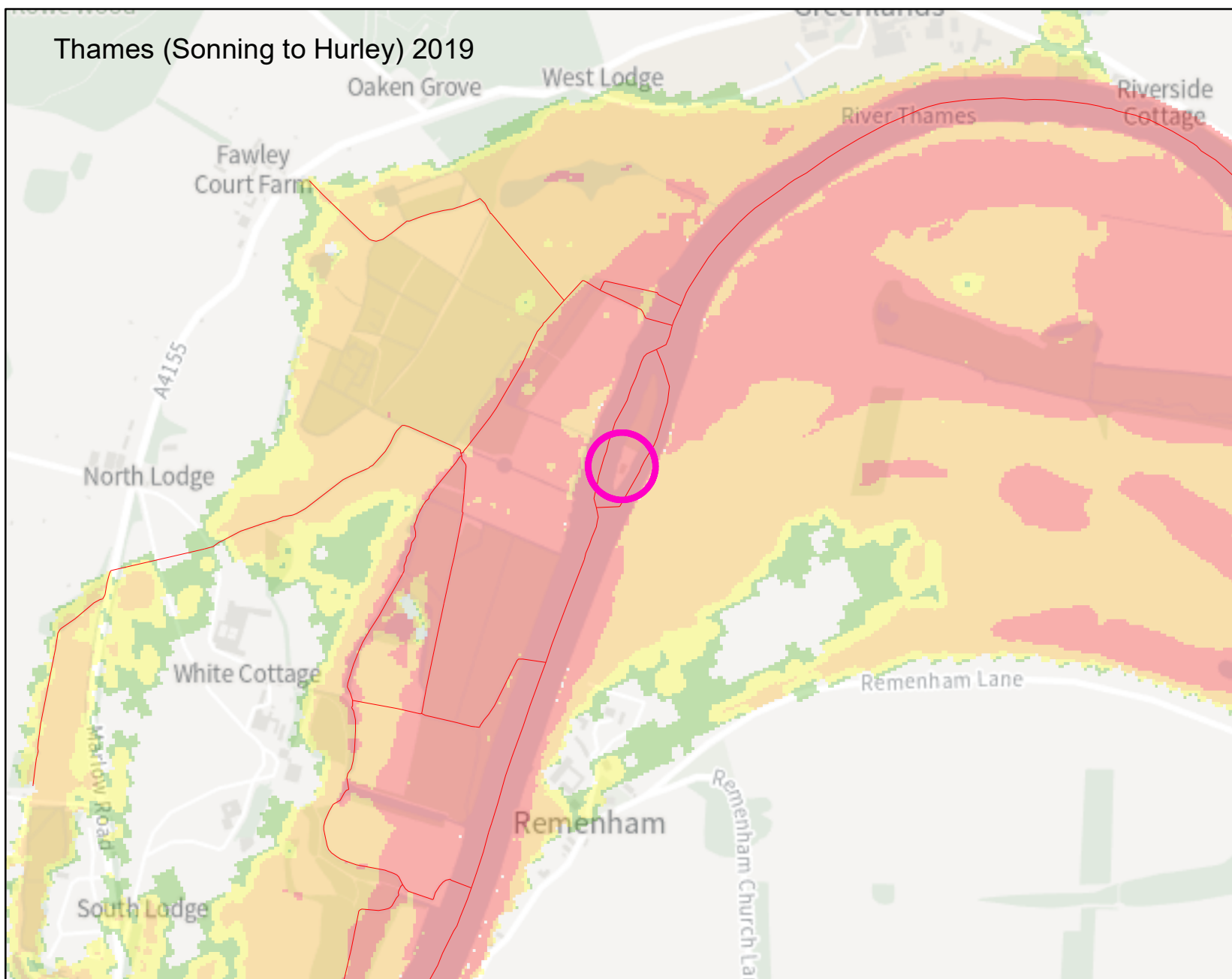
The resultant hazard rating is then classified according to:

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

Hazard map (for the 1% + 70% climate change scenario) centred on 47099,184754

Created on 28/07/2025 REF: EIR2025/18787



Legend

- Site
- Statutory Main Rivers
- Low hazard
- Hazard to some
- Hazard to most
- Hazard to all

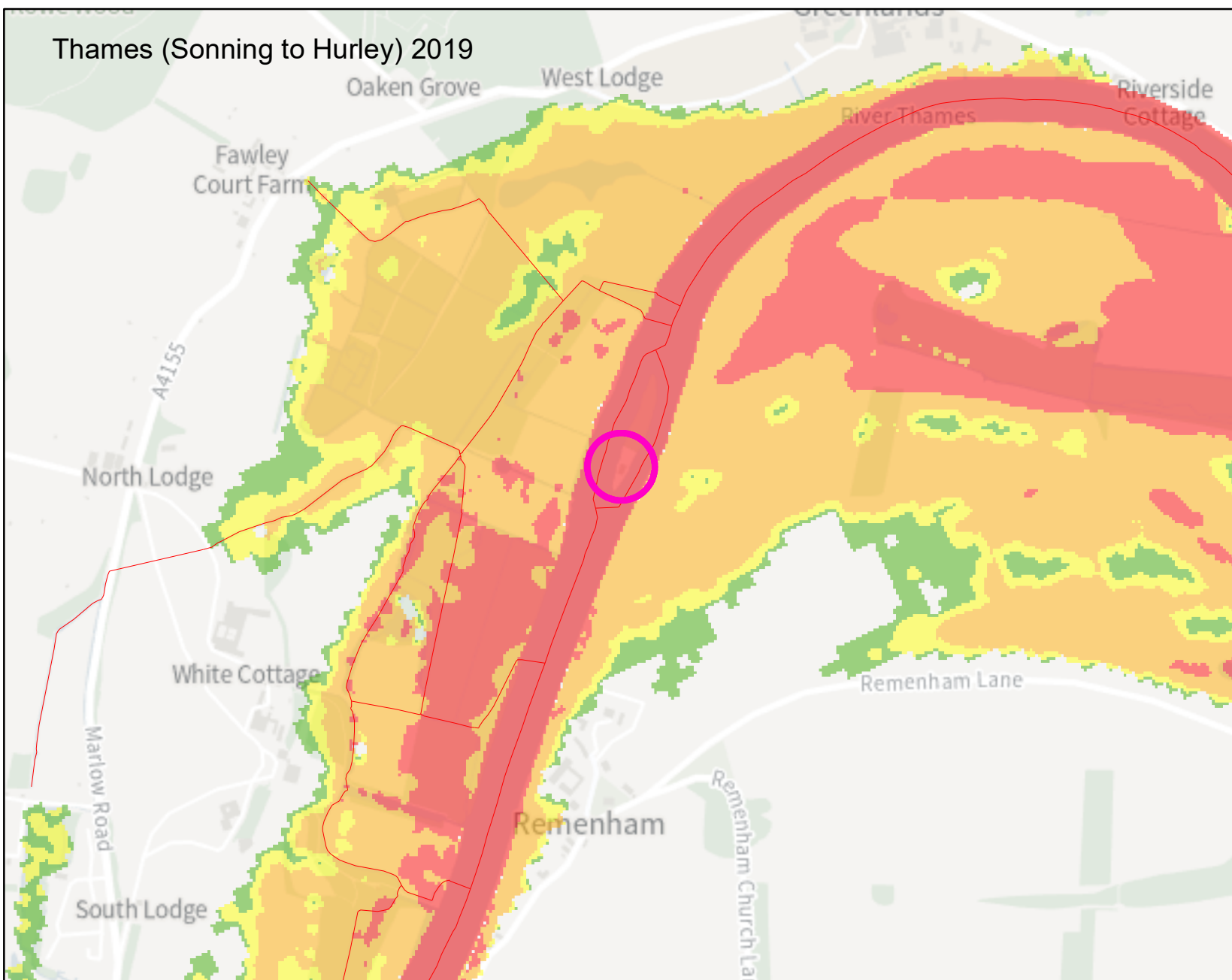
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

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

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)

Hazard map (for the 1% + 35% climate change scenario) centred on 47099,184754

Created on 28/07/2025 REF: EIR2025/18787



Legend

- Site
- Statutory Main Rivers
- 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

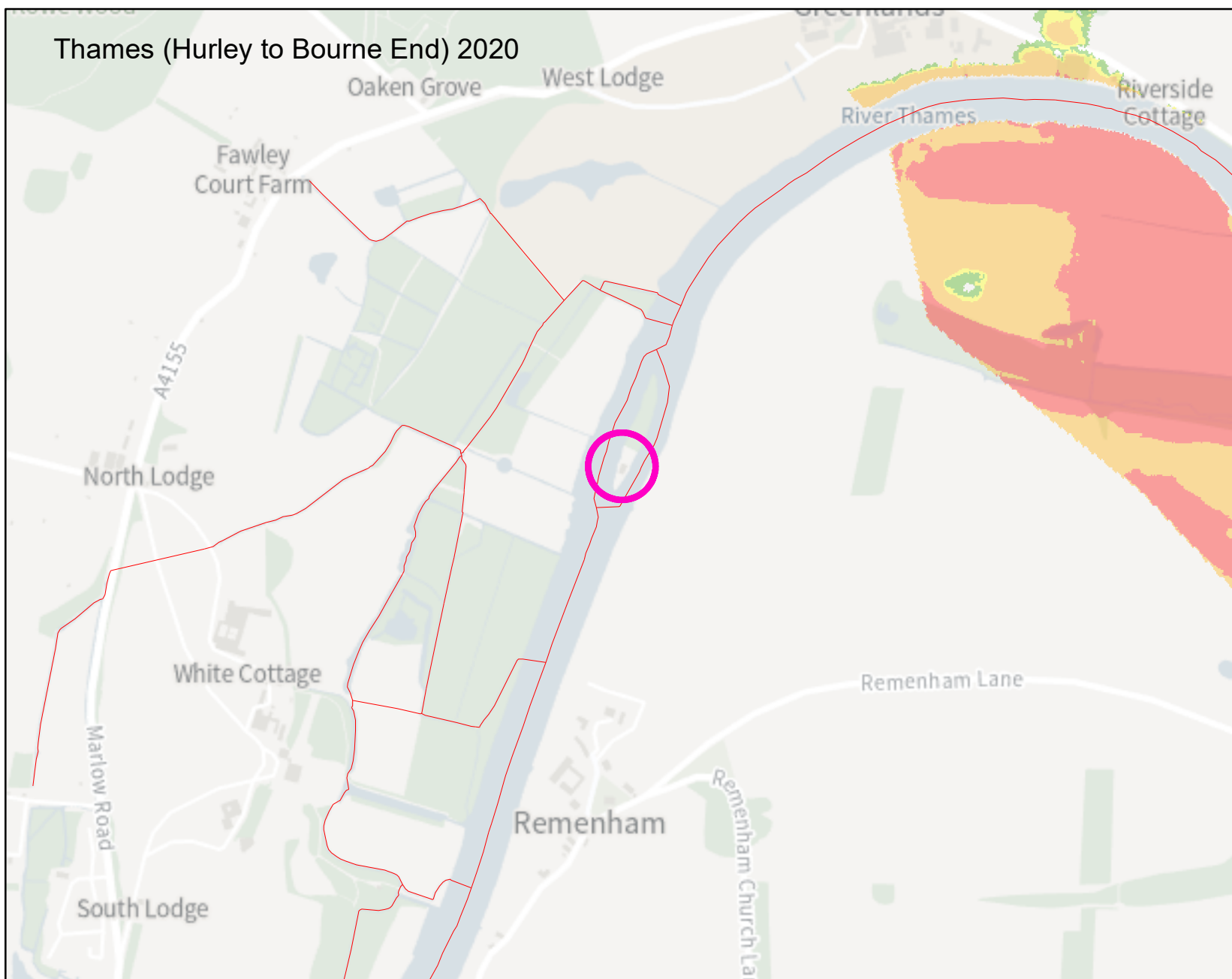
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

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

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)

Hazard map (for the 1% + 43% climate change scenario) centred on 47099,184754

Created on 28/07/2025 REF: EIR2025/18787



Legend

- Site
- Statutory Main Rivers
- 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

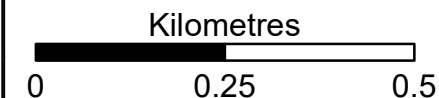
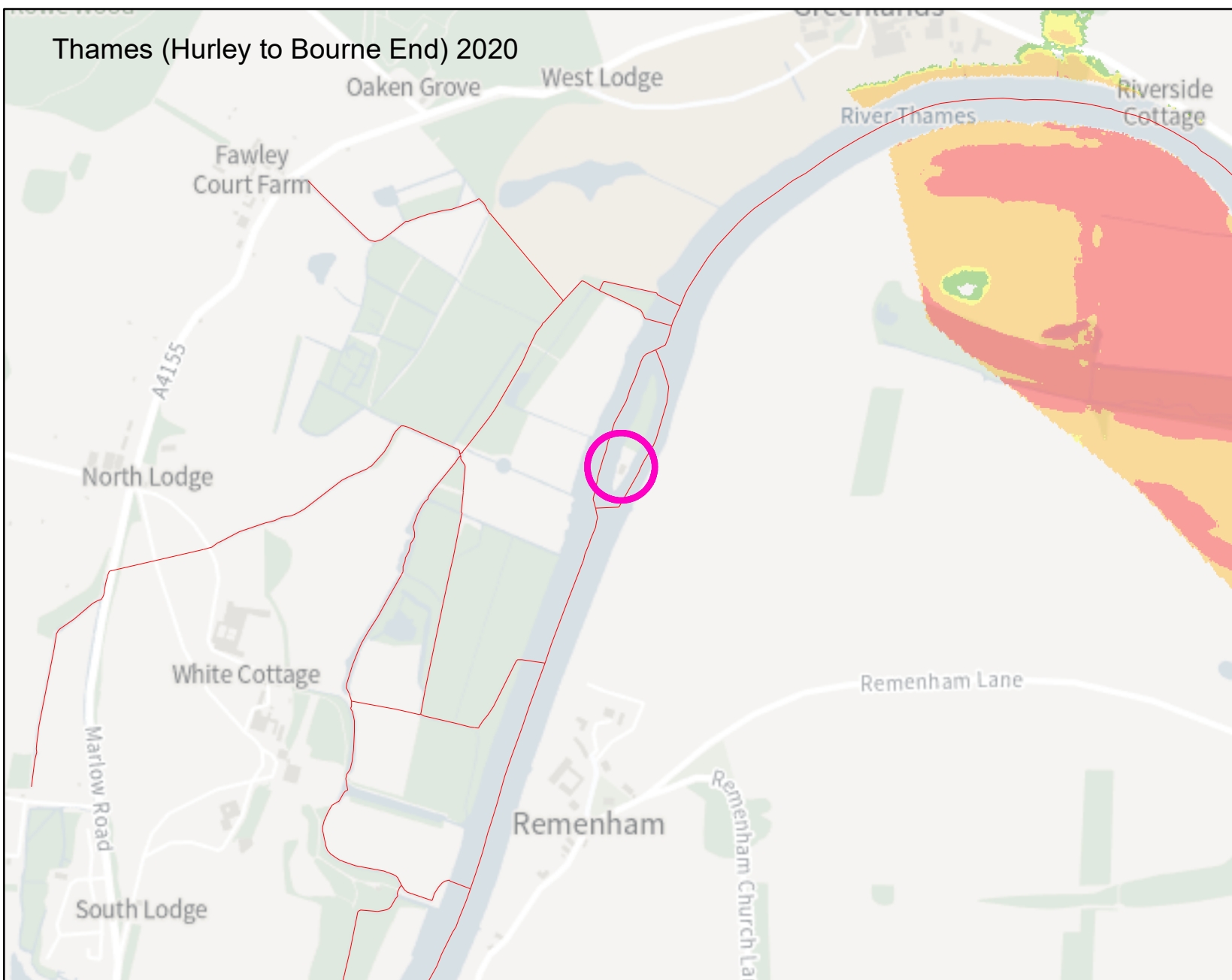
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

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

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)

Hazard map (for the 1% + 31% climate change scenario) centred on 47099,184754

Created on 28/07/2025 REF: EIR2025/18787



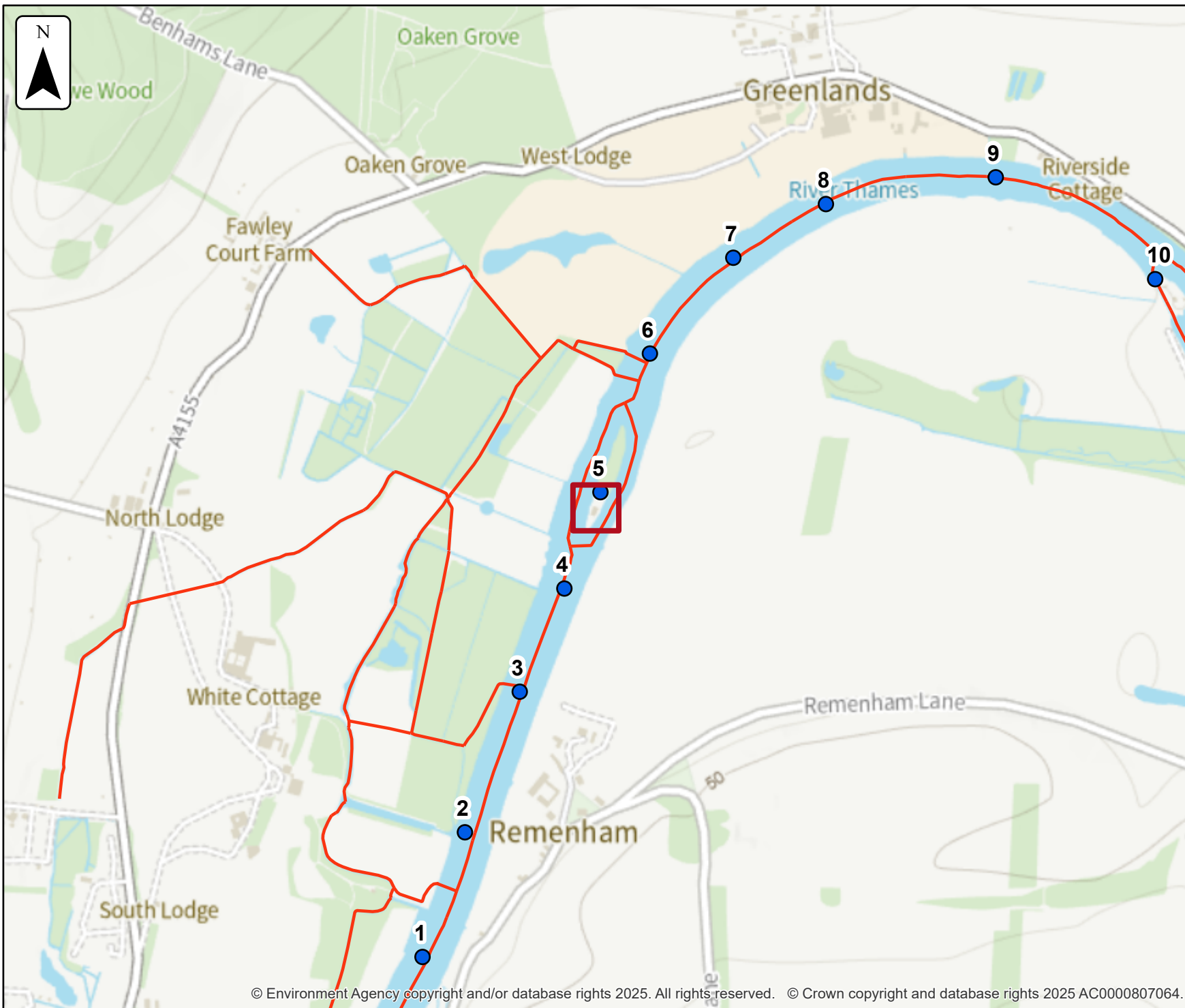
Legend

- Site
- Statutory Main Rivers
- 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:

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

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)



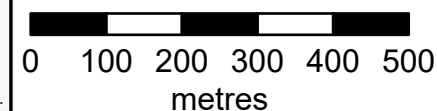
No defences exist modelled fluvial node locations

Location (easting/northing)
477099/184753

Scale Created
1:10,000 14 Jul 2025

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

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1417940	476762	183882	31.36	31.72	31.86	31.99	32.13	32.21	32.29	32.34	32.46	32.71
2	1418035	476845	184124	31.33	31.70	31.83	31.96	32.10	32.18	32.26	32.31	32.43	32.67
3	1418149	476951	184396	31.29	31.64	31.77	31.89	32.03	32.11	32.19	32.23	32.35	32.58
4	1417961	477038	184597	31.24	31.59	31.72	31.83	31.98	32.05	32.12	32.16	32.27	32.49
5	1418210	477108	184784	31.21	31.56	31.68	31.79	31.95	32.02	32.09	32.13	32.24	32.47
6	1418214	477204	185053	31.18	31.53	31.64	31.75	31.91	31.98	32.05	32.09	32.20	32.42
7	1418137	477365	185238	31.15	31.50	31.62	31.72	31.89	31.96	32.02	32.07	32.18	32.40
8	1418120	477545	185343	31.12	31.46	31.57	31.68	31.85	31.92	31.99	32.03	32.14	32.35
9	1418327	477875	185395	31.06	31.40	31.52	31.62	31.80	31.87	31.93	31.97	32.07	32.27
10	1418230	478184	185197	30.65	31.01	31.18	31.32	31.39	31.49	31.58	31.64	31.80	32.09

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.

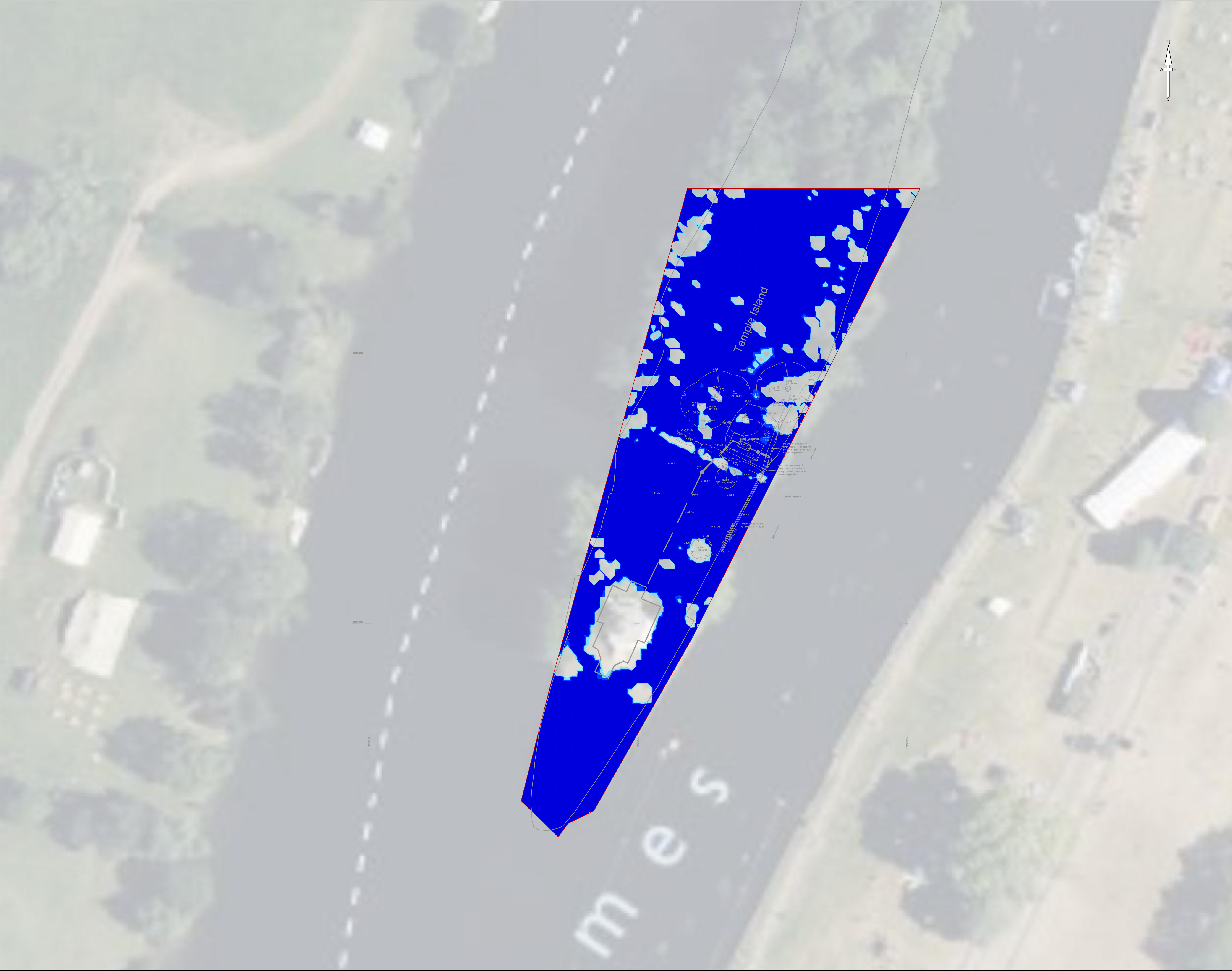
No defences exist

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1417940	476762	183882	217.90	283.64	327.11	367.63	392.0	424.52	454.72	475.76	526.98	635.05
2	1418035	476845	184124	217.65	277.75	316.86	352.74	371.35	399.36	425.07	443.53	488.74	588.82
3	1418149	476951	184396	217.66	273.93	310.88	344.47	360.54	386.52	410.11	426.62	468.63	556.20
4	1417961	477038	184597	217.66	274.0	308.36	340.29	353.82	378.62	400.37	415.70	453.95	533.58
5	1418210	477108	184784	217.66	277.42	316.0	351.46	366.93	392.44	415.78	432.41	473.20	563.42
6	1418214	477204	185053	217.61	272.29	306.58	340.48	351.33	372.74	391.88	405.53	438.69	511.15
7	1418137	477365	185238	217.65	272.04	298.84	326.36	331.21	350.55	368.01	380.43	411.14	479.03
8	1418120	477545	185343	217.65	269.75	291.40	314.79	318.61	332.34	347.96	358.85	385.31	442.18
9	1418327	477875	185395	218.43	270.17	284.30	301.64	305.04	318.04	335.45	347.44	376.61	439.79
10	1418230	478184	185197	24.34	24.44	24.34	24.35	24.38	24.37	24.37	24.36	24.39	24.39

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.



Appendix D - Flood Zone Map



- NOTES**
1. All dimensions and levels are in metres unless otherwise noted
 2. This drawing is to be read in conjunction with the relevant Architect's/Engineer's drawings, specifications and CDM documentation
 3. This drawing has been produced electronically and may have been photo reduced or enlarged when copied. Work to figured dimensions only (DO NOT SCALE - EXCEPT FOR PLANNING PURPOSES). All dimensions to be checked on site. Any errors or omissions to be reported to the engineer immediately.
 4. This drawing contains coloured lines / information that may not be clear if reproduced in black and white.
 5. Digital copies of this plan can only be considered accurate if supplied directly by Infrastruct CS Ltd.

	Flood Zone 2 - 32.47m AOD Level
	Flood Zone 3A - 32.13m AOD Level
	Flood Zone 3B - 31.95m AOD Level

P02	RY	MBD	Layout added	07/05/26
P01	RY	MBD	Initial issue	10/03/26
REV	DRAWN	CHECK	REVISION COMMENTS	ISSUE DATE
DRAWING TITLE				SHEET NO.
Flood Zone Map				1/1
PROJECT				
Henley Royal Regatta Ross-on-rye Temple Island				
CLIENT				
Henley Royal Regatta			Infrastruct CS Ltd	
SCALE @ A1				
1:200				
				
PROJECT NUMBER		STATUS		ENGINEER
6697		S2		MBD
		ISSUE PURPOSE		DRAFT
		INFORMATION		NJ
PROJECT		ORIGIN	PHASE	LEVEL
REGA	ICS	01	XX	DR
ROLE		NO.		REVISION
C		0500		P02