

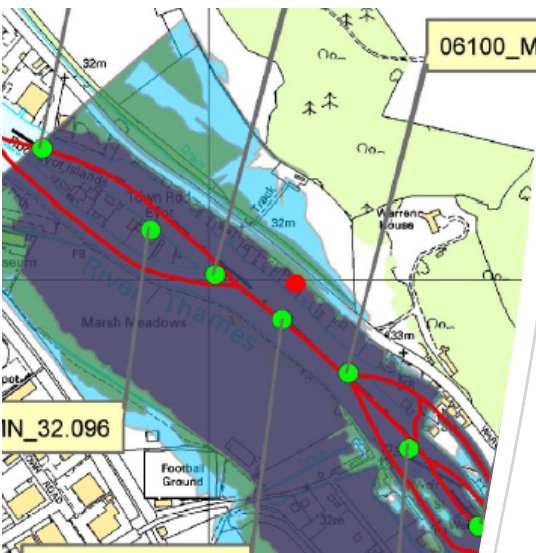
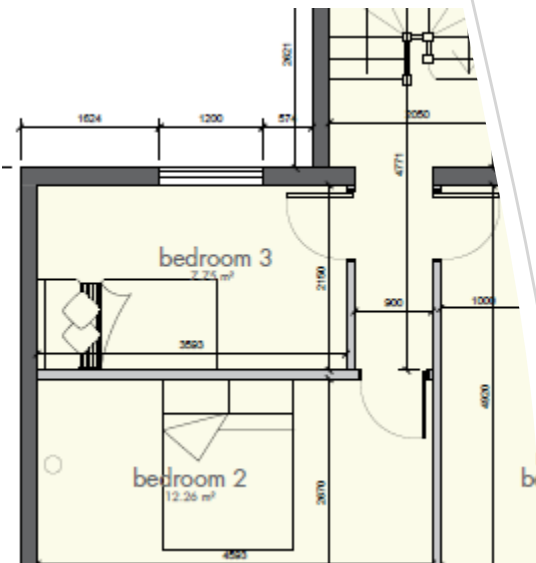
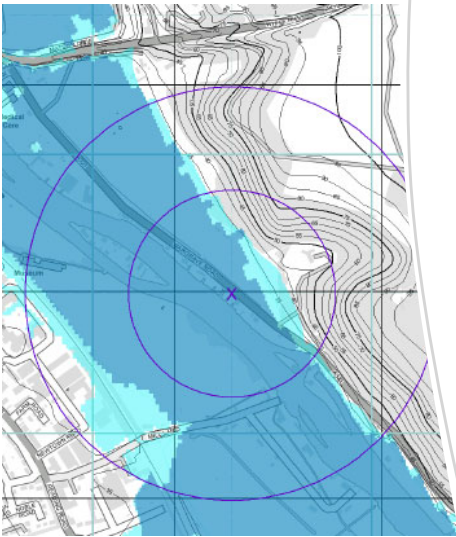


**EARTH ENVIRONMENTAL
& GEOTECHNICAL**
A Technics Group Company

Residential Development at Atlanta, Wargrave Road Remenham, Berkshire

Flood Risk Assessment

June 2026
Revision A



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CONTENTS

1.	Introduction	1
2.	National Policy and Water Management Guidance	2
3.	Site Setting and Description	3
4.	Potential Sources of Existing Flooding	4
5.	Sourced Data	5
6.	Probability of Flooding	8
7.	Flood Risk and Vulnerability	9
8.	The Sequential and Exception Test	12
9.	Conclusion / Summary	18

APPENDICES

Appendix A	-	Location Plan
Appendix B	-	Existing Plans
Appendix C	-	Proposed Plans
Appendix D	-	Landmark EnviroCheck Data
Appendix E	-	Environment Agency Flood Model Data
Appendix F	-	Environment Agency Flood Plan

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1. Introduction

Earth Environmental and Geotechnical Ltd have prepared this flood risk assessment in support of an application for the extension of an existing dwelling at Atlanta, Wargrave Road, Remenham, Berkshire (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework (NPPF), December 2024 (as amended February 2025), Paragraphs 161-163 and 170-182.
- National Planning Practice Guidance (NPPG) ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022.
- Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance.
- Environment Agency and JBA Consulting via Landmark Envirocheck data Service.

And local policies including:

- Wokingham Borough Development Plan (February 2014).
- Wokingham Borough Council Adopted Core Strategy (January 2010).
- Wokingham Borough Council Local Flood Risk Management Strategy (April 2015).

Wokingham Borough Council and the Environment Agency need to be satisfied that the proposed development design principles will address the risk of flooding the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation, protection, or compensation measures deemed necessary or feasible.

2. National Policy and Water Management Guidance

2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

The NPPF December 2024 (as amended in February 2025) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) and 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there is evidence for the local planning authority to apply (if necessary) the Sequential Test; and whether the development will be safe and pass the Exception Test, if applicable.

Paragraph: 027a (Reference ID: 7-027a-20220825) (updated September 2025) states that: *'Sites should be considered 'reasonably available' for the purposes of the sequential test if their location is suitable for the type of development proposed, they are able to meet the same development needs and they have a reasonable prospect of being developed at the same time as the proposal.'*

3. Site Setting and Description

3.1. Site Location

The Site is approximately 750m east of Henley-on-Thames station, and as shown in Appendix A, is bound by Wargrave Road to the north-east, residential dwellings and boat houses to the south-east and north-west, and the River Thames to the south-west.

The postcode at the Site is RG9 3JD, with the co-ordinates being – E: 477140, N: 182000.

3.2. Existing Site and Topography

As detailed on the existing site plans in Appendix B, the Site, in a pre-development state, consists of a single storey dwelling to the north-east, with a bedroom at ground floor level.

In terms of levels, the existing dwelling has a finished floor level of 32.43m AOD, with the external levels falling towards the River Thames (south-west directions) to a level of approximately 31.48m AOD.

3.3. Proposed Development

Full details of the proposed development are to be stated by the Architect. However, in brief and in relation to this report, the Site, in a post development state will consist of a first-floor extension to the existing dwelling, with bedrooms (now 3No.) being relocated from the ground-floor to the first-floor level.

The extent of the building (in terms of plan area) will remain as existing.

3.4. Waterbody / Rivers / Canals / Reservoirs

The nearest waterbody is the River Thames which flows along the south-west boundary of the Site.

3.5. Ground Conditions

The ground conditions for the Site can be determined via the British Geological Survey (BGS) website, where it shows the ground to be formed of Kempton Park Gravel Member (sand and gravel) over bedrock consisting of Chalk Rock Member (chalk).

3.6. On-Site Drainage and Public Sewers

It is believed that the nearest public sewer to the Site is in Wargrave Road (north-east).

It is assumed that the surface water from the Site in a pre-development discharge to the River Thames.

4. Potential Sources of Existing Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding and development of the Site should be carried out in such a way as to mitigate any potential flood risk to both the Site and third parties and their property. This section identifies all possible sources of flooding.

4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days, or weeks.

4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded, and will result in flooding from the manholes.

4.6. Canals, Reservoirs and Other Artificial Sources

Flood is from canals, reservoirs and artificial sources is caused when the capacity of the sources is exceeded, or if there is an infrastructure failure.

5. Sourced Data

5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) fluvial flood zone map (flood map for planning) shown in Figure 1 indicates that the Site are in Flood Zone 3.

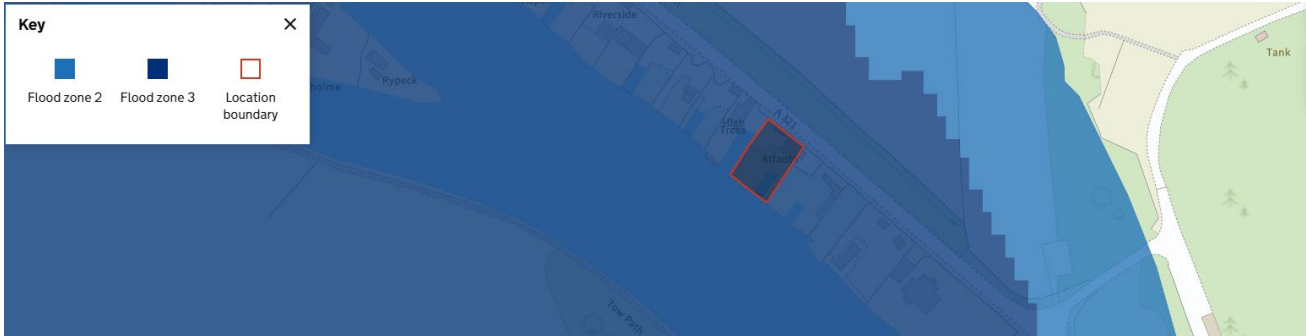


Figure 1 – EA P Fluvial Flood Zone Map

The EA surface water flood extents map shown in Figure 2 indicates that the Site is within the future climate change (2070 to 2125) flood extent area.

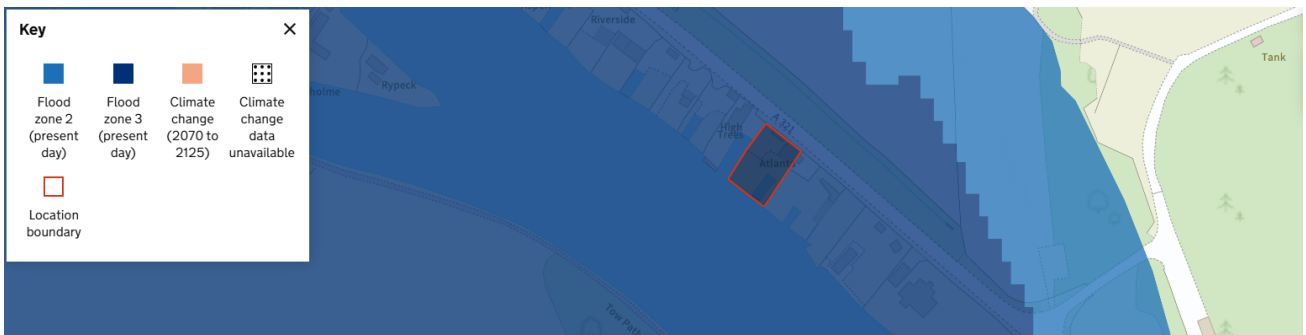


Figure 2 – EA Future Climate Change Fluvial Flood Extent

The EA surface water flood extents map shown in Figure 3 indicates that the Site is outside the surface water flood extent area in the 1 in 1000 annual likelihood event.

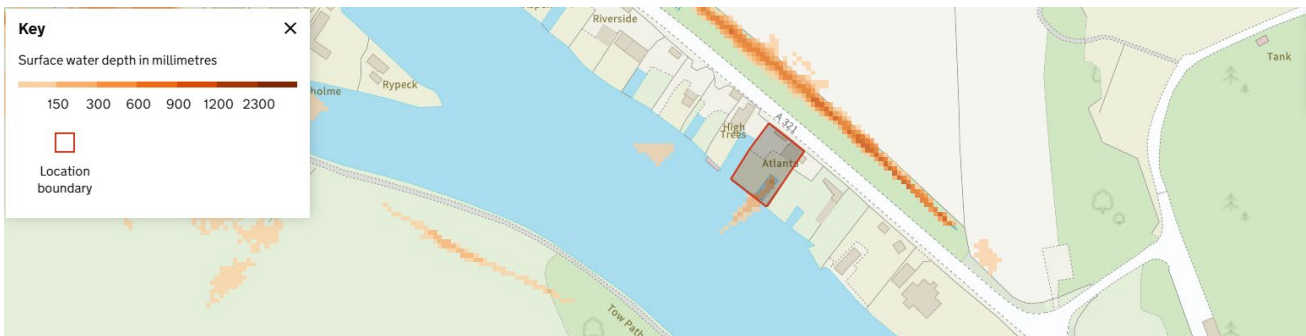


Figure 3 – EA Surface Water Flood Extent - 1 in 1000 annual likelihood

5.2. Landmark EnviroCheck Flood Maps

Refer to Appendix D for Landmark EnviroCheck flood map data. Summary of the relevant of the maps is as follows:

Flood Zone Map

The fluvial flood zone map shown also indicates that the Site is in Flood Zone 3.

Pluvial, Fluvial and Coastal Flooding

The EnviroCheck (JBA) 75-year return period flood map indicates that there are no pluvial or coastal flood depths, but fluvial flood depths of over 1.0m across the Site.

The EnviroCheck (JBA) 100-year return period flood map indicates that there are no pluvial or coastal flood depths, but fluvial flood depths of over 1.0m across the Site.

The EnviroCheck (JBA) 200-year return period flood map indicates that there are no pluvial or coastal flood depths, but fluvial flood depths of over 1.0m across the Site.

The EnviroCheck (JBA) 1000-year return period flood map indicates that there are no pluvial or coastal flood depths, but fluvial flood depths of over 1.0m across the Site.

Surface Water Flood Depths

The EnviroCheck (EA/NRW) 30-year return period flood map indicates that there are no surface water / rainfall flood depths within the Site.

The EnviroCheck (EA/NRW) 100-year return period flood map indicates that there are no surface water / rainfall flood depths within the Site.

The EnviroCheck (EA/NRW) 1000-year return period flood map indicates that there are no surface water / rainfall flood depths within the Site.

Ground Water Flooding

The EnviroCheck / BGS flood data map indicates that there is potential for groundwater flooding at the Site.

The ESI groundwater flood map indicates that there is a high risk of groundwater flooding at the Site.

Canal Failure

The EnviroCheck (JBA) canal failure map indicates that the Site is not in a canal coverage area or canal failure area.

Historic Flood Map

The historic flood map indicates that there is history of flooding at the Site due to channel exceedance (River Thames Exceedance).

5.3. Modelled Flood Data

Data from the EA shows modelled flood levels, via a series of nodes, for varied annual exceedance probability events (AEP) along the River Thames. The node nearest to the Site is: 06100_MN_32.101.

The modelled flood level for each AEP at Node 06100_MN_32.101 is as follows:

20% AEP	-	32.01m AOD
5% AEP	-	32.54m AOD
1% AEP	-	33.00m AOD
1% AEP + 20% CC	-	33.36m AOD

EA Peak / Climate Change Allowance

The recommended climate change allowance at the Site is derived from the Department for Environment Food & Rural Affairs map (see Figure 4 below).

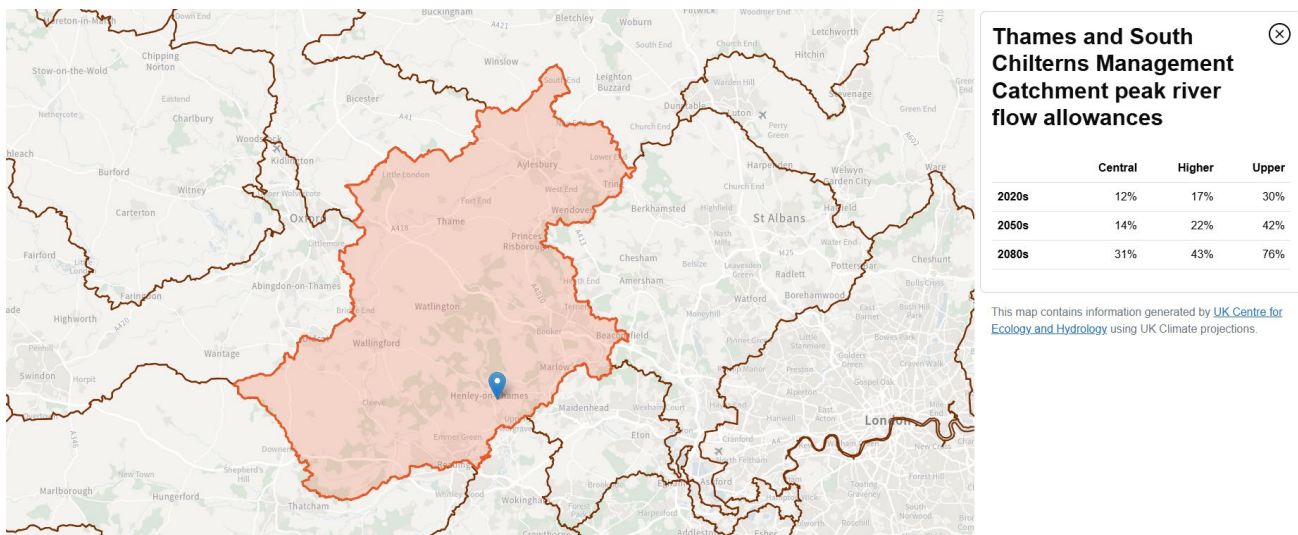


Figure 4 - Department for Environment Food & Rural Affairs – Climate Change Allowances

The lifetime of the Site is likely to be beyond 2080's, and as the Site is for the extension of an existing dwelling the 'Central' allowance is used. Therefore, **43% climate change allowance** is to be used to establish the flood levels.

Interpolated Flood Levels with Climate Change Allowance

For the interpolation, the increase from the 1% AEP to 1% AEP + 20% climate change is to be assessed and calculated for the 43% climate change.

The 1% AEP modelled flood level is 33.00m AOD, and the 1% AEP + 20% climate change modelled flood level is 33.36m, therefore:

Interpolated 1% AEP + 43% CC	=	33.78m AOD
<i>Interpolation calculation:</i> $(33.36m - 33.00m)$	=	$0.36m$
$(0.36m / 20)$	=	$0.018m$
$0.018m \times 43$	=	$0.774m$
$33.00m + 0.774m$	=	33.78m AOD

6. Probability of Flooding

6.1. Fluvial Flooding Probability: **High**

The EA fluvial flood zone map (flood map for planning) indicates that the Site are in Flood Zone 3.

The EA surface water flood extents map indicates that the Site is within the future climate change (2070 to 2125) flood extent area.

The EnviroCheck fluvial flood zone map shown also indicates that the Site is in Flood Zone 3.

The EnviroCheck (JBA) 30-year to 1000-year return period flood map indicates that there are fluvial flood depths of over 1.0m across the Site.

EA modelled data shows the flood levels of the 1% AEP climate change to be 33.00m ADO, which is above all levels within the Site.

Therefore, based on the flood map and flood model data, the probability of fluvial flooding is high.

6.2. Pluvial Flooding Probability: **Low**

The EA surface water flood extents map indicates that the Site is outside the surface water flood extent area up to the 1 in 1000 annual likelihood event.

The EnviroCheck (JBA) 75-year to 1000-year return period flood map indicates that there are no pluvial at the Site.

The EnviroCheck (EA/NRW) 30-year to 1000-year return period flood map indicates that there are no surface water / rainfall flood depths within the Site.

Therefore, based on the flood map data, the probability of pluvial / surface water flooding is low.

6.3. Ground Water Flooding Probability: **Low**

The EnviroCheck / BGS flood data map indicates that there is potential for groundwater flooding at the Site, and the ESI groundwater flood map indicates that there is a high risk of groundwater flooding at the Site.

However, the existing dwelling which is to be extended is to the north-east of the Site, which is at the high ground with the level of 32.43m AID compared to the low point of 31.18m AOD.

If groundwater flooding were to occur, it would/t flow towards the dwelling but will surface at the low-points and flow towards the River Thames.

Therefore, based on this assessment the probability of groundwater flooding is deemed to be low.

6.4. Canals, Reservoirs and Other Artificial Sources Probability: **Low**

The EnviroCheck (JBA) canal failure map indicates that the Site is not in a canal coverage area or canal failure area.

There are no other known artificial sources near the Site, and therefore, the risk of flooding is deemed to be low.

6.5. Flooding from Drains and Sewers Probability: **Low**

It is believed that the nearest public sewer to the Site is in Wargrave Road (north-east).

There is no known history of flooding from sewers near the Site, and as the roads have updated kerbs with gradients falling from the Site, flood water would be contained and not flow towards the dwelling.

Therefore, based on this assessment the probability of flooding from sewers is deemed to be low.

7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

Flood Zones	
Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Flood Zone 3b The Functional Flood Plain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

The assessed flood map data shows the Site to be in Flood Zone 3.

7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 077, refers to NPPF Annex 3 where it states the flood risk vulnerability classifications as:

Flood Risk Vulnerability Classification
Essential Infrastructure Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which must be in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines.
Highly Vulnerable Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent.
More Vulnerable Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels; Non-residential uses for health services, nurseries and educational establishments; Landfill* and sites used for waste management facilities for hazardous waste; Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
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, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; 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.
Water Compatible Development Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel working; Docks, marinas and wharves; Navigation facilities; Ministry of Defence installations; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

This development is classed as a '**More Vulnerable**' as the Site has a 'building used for dwelling houses'.

Note: The vulnerability classification for the Site will not change, as the proposal is for a first-floor extension to an existing dwelling only.

7.3. Flood Risk Vulnerability and Flood Zone 'Compatibility'

NPPG Paragraph 078 Table 2, gives guidance on flood risk vulnerability compared with flood zone, to determine the compatibility.

Flood Risk Vulnerability and Flood Zone 'Compatibility'					
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	✗	Exception Test required	✓	✓
Zone 3b*	* Exception Test required	✗	✗	✗	✓*

“†” 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 Site is in Flood Zone 3 with the proposed use being classed as 'More Vulnerable'. Therefore, Table 2 of the NPPG states that an Exception Test is required.

8. The Sequential and Exception Test

8.1. Sequential and Exception Test Guidance

The Sequential Test is based on guidance set out in Paragraph 173-175 of the NPPF (December 2024).

The Exception Test is based on guidance set out in Paragraphs 177-178 of the NPPF (December 2024).

8.2. The Sequential Test

The Site is owned by the current occupants, who propose a first-floor extension to provide three additional bedrooms.

As the proposal is to extend the existing dwelling owned by the occupants, an equivalent development cannot reasonably be relocated to an alternative site, particularly as funds are tied to the current property.

The proposal also moves the bedroom accommodation from ground floor to first floor, thereby directing the more vulnerable parts of the dwelling away from flood risk.

Given the high fluvial flood risk, a sequential approach has been applied to the design of the Site.

This also incorporates the Exception Test, demonstrating that the development will remain safe for its lifetime, taking account of user vulnerability, without increasing flood risk elsewhere.

8.3. Exception Test (Sequential Approach) - Safe Development over Lifetime

The NPPF (December 2024) Paragraph 178 (b) states:

'It should be demonstrated that 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'.

The design principles to be incorporated in the design of the sports centre building, to ensure it is safe for its lifetime including its users, will include:

- Suitable floor levels for habitable rooms (bedrooms) above coastal / tidal flood level;
- Ensuring no flood flows are displaced to areas outside the site area and increasing flood risk;
- Safe egress from the new dwelling prior to fluvial flood event;
- Flood warning to occupants of the dwelling;
- Safe procedure for dwelling occupants;
- Suitable Flood resistance and resilient building techniques for ground floor areas of dwelling;
- Ensuring surface water run-off from all the development areas will not increase flood risk elsewhere.

8.3.1. Understanding Flood Levels

The flood maps and data assessed show that the flood risk to the Site is from a fluvial source only.

The EnviroCheck (JBA) 30-year to 1000-year return period flood map indicates that there are fluvial flood depths of over 1.0m across the Site.

Interpolated EA modelled data has been calculated to show 1% AEP + 46% CC flood level to be 33.78m AOD.

This flood level is 2.30m higher than the lower part of the Site (adjacent to River Thames) and 1.35m higher than the dwelling finished floor level.

8.3.2. Floor Levels

To have a suitable freeboard to ensure the occupants are kept safe from the identified flood hazard, the 1st floor bedrooms / habitable rooms are at least 600mm above than the highest modelled flood level.

As detailed on the proposed Architect drawings in Appendix C, there will be no habitable rooms / bedrooms on the ground floor, with the living, dining and kitchen areas being on the ground floor only.

The ground floor level cannot change as the development is for a first-floor extension of an existing dwelling. The ground floor of the existing dwelling is 32.43m AOD.

The first-floor level (location of bedrooms) will be 2.50m above the ground floor level (2.30m clearance and 200mm floor joists / finishes) at **34.93m AOD**,

The first-floor level will therefore be 1.15m above the 1% AEP + 43% CC flood level of 33.78m AOD.

Note that as the ground floor level cannot be raised, due to the development being a conversion of an existing building, there will be suitable flood resistance and resilience measures implemented into the design for flood water up to 1.35mm, as detailed in Section 8.3.5 and 8.3.6.

8.3.3. Flood Flows and Water Displacement

The extent of the dwelling, in terms of plan area, will not change, due to the extension being to the first floor only. Therefore, as there are no external extensions to the dwelling, proposed development:

- will not displace surface water to other areas outside the site boundary,
- will not increase the flood levels in areas outside the site boundary,
- will not increase flood risk to any areas outside the site boundary.

8.3.4. Flood Warning

Fluvial flooding at the Site should only occur during an exceedance event beyond the design capacity of the River Thames.

The risk of flooding from the River Thames is dependent on the prediction of heavy / extreme rainfall events. Given the likely predictable nature of such rainfall events, flood warnings could be issued within a sufficient timeframe to allow residents to prepare for flooding, protect their property and evacuate if necessary.

The EA and Met Office provide flood warnings up to five days in advance. These warnings can be coupled with specific on-site systems to provide a useful system of escalation tide to specific actions.

All owners / occupants of the dwelling are to sign up to Flood Warnings Direct (FWD) from the EA and to Weather Alerts from the Meteorological Office and to act upon the guidance provided.

The flood warning and how to sign up to the flood warnings will be provided to the owners / occupants / tenants of the new residential units upon completion of the conversion. Details of how to sign up and what the flood warnings mean will also be made clear to any future the purchasers and / or tenants of the dwelling.

The EA operates a Flood Forecasting and Warning Service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

Flood Warnings Direct (FWD)

Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to you by telephone, mobile, email, SMS text message and fax. Sign up for Floodline Warnings Direct by calling Floodline on 0845 988 1188 or going online and using the link: Home page - Sign up for flood warnings - GOV.UK (environment-agency.gov.uk)

Estimated Flood Warning Time

It is important to determine the estimated lead time between the EA sending out the warning and the time flooding might occur, and depending on the cause / type of flooding the estimated duration of the flood.

The purchasers / occupants / tenants of the dwelling will take necessary action when the type of warning and timing is known.

Alarm

An alarm in the form of telephone calls, mobile calls, emails, or SMS text messages will be raised when a specific warning or trigger is received. The flood warning code sent in the alarm from the EA will be as set out in Figure 5.

This alarm will be obvious to purchasers / occupants / tenants of the dwelling, and they will be clear on how to respond. Alarms will also take into account those with sensory or mobility impairment.

Flood Evacuation Plan

The purchasers / occupants / tenants of the dwelling, and any other future residents of the Units will also be encouraged to make an emergency plan, where the form shown in Appendix F can be completed.

The occupants of the dwelling will be made aware of the flood evacuation and flood planning procedures when the extension to the dwelling is complete.

There is also encouragement to have a social network group for the occupants of other dwellings near the Site of the residential building, and noticeboards within the communal entrance area of the converted building, so that flood plans, evacuation routes etc. can be shared, discussed and observed.



Flood Warning Codes

ONLINE FLOOD RISK FORECAST

Meaning

Be aware.

Keep an eye on the weather situation.

General advice

- Check weather conditions.
- Check for updated flood forecasts on the Environment Agency website.



FLOOD ALERT

Meaning

Flooding is possible

Be prepared.

General advice

- Be prepared to act on your flood plan.
- Prepare a flood kit of essential items.
- Monitor local water levels and the flood forecast on our website.



FLOOD WARNING

Meaning

Flooding is expected.

Immediate action required.

General advice

- Move family, pets and valuables to a safe place.
- Turn off gas, electricity and water supplies if safe to do so.
- Put flood protection equipment in place.



SEVERE FLOOD WARNING

Meaning

Severe flooding.

Danger to life.

General advice

- Stay in a safe place with a means of escape.
- Be ready should you need to evacuate.
- Co-operate with the emergency services.
- Call 999 if you are in immediate danger.

WARNING NO LONGER IN FORCE

Meaning

No further flooding is currently expected in your area.

General advice

- Be careful. Flood water may still be around for several days.
- If you've been flooded, ring your insurance company as soon as possible.

Figure 5 – Environment Agency Flood Warning Codes

8.3.5. Flood Resilience and Flood Resistance

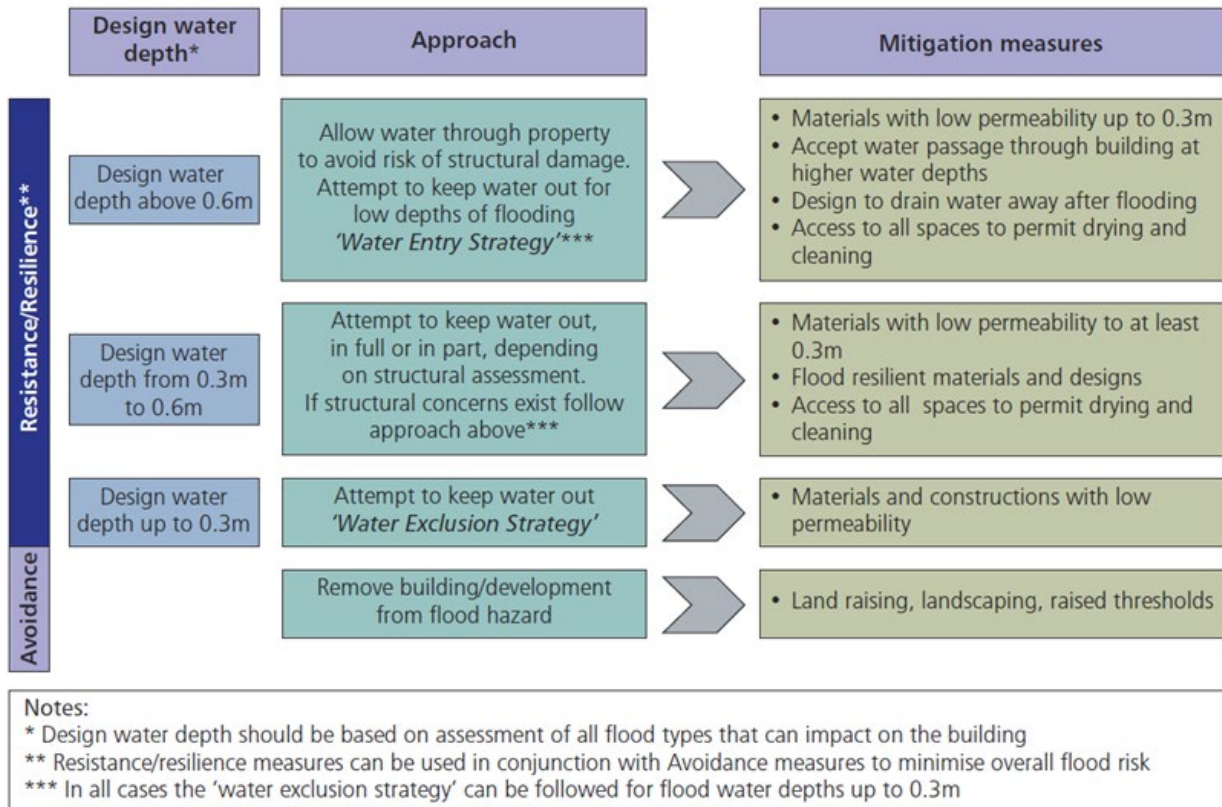


Figure 6 – Design Approach and Flood Resilient Design and Construction Diagram

The ground floor of the existing dwelling is 32.43m AOD.

Interpolated EA modelled data has been calculated to show 1% AEP + 46% CC flood level to be 33.78m AOD, and is therefore 1.35m higher than the dwelling ground floor level.

As this is above 0.60m, the residential units will be designed for a **'Water Entry Strategy'**.

8.3.6. Flood Resistance and Resilience

The flood resistance and resilience for levels up to at least 1.35m above the finished floor level will include:

- The floors will also be built with suitable floor finishes of either ceramic or concrete-based floor tiles, stone, and sand/cement screeds.
- All tiles will be bedded on a cement-based adhesive/bedding compound and water-resistant grout will be used;
- Concrete screeds above polystyrene or polyurethane insulation will be avoided as they hinder drying of the insulation material. Suitable materials for skirting boards will include ceramic tiles and PVC.
- Ceramic tiles are likely to be more economically viable and environmentally acceptable;
- The materials for the internal walls and floors are materials with good drying ability post flooding event;
- Under floor services using ferrous materials will be avoided;
- Electrical points are to be at least 1.35m above the finished floor level.

8.3.7. Surface Water Management

There are no external extensions to the dwelling, with the plan area remaining as the existing. Therefore, the Site in a post development state will have the same impermeable / surface water run-off area.

Surface water run-off from the dwelling roof areas will be directed to the same drainage system, maintaining consistent discharge rates since the catchment area remains unchanged.

Consequently, there will be no increase in surface water discharge, and the development will not contribute to flooding within the existing drainage network or adjacent land.

9. Conclusion / Summary

The Site located next to the River Thames and approximately 750m from Henley-on-Thames.

The Site, in a pre-development state, consists of a single storey dwelling to the north-east, with a bedroom at ground floor level, and in terms of levels, the existing dwelling has a finished floor level of 32.43m AOD, with the external levels falling towards the River Thames (south-west directions) to a level of approximately 31.48m AOD.

The Site, in a post development state will consist of a first-floor extension to the existing dwelling, with bedrooms (now 3No.) being relocated from the ground-floor to the first-floor level. The extent of the building (in terms of plan area) will remain as existing.

The primary risk of flooding is from a Fluvial (River Thames) source, with the probability of flooding from all other sources deemed to be low.

The Site is in Flood Zone 3 with the proposed use being classed as 'More Vulnerable'. Therefore, Table 2 of the NPPG states that an Exception Test is required.

The Site is owned by the current occupants, who propose a first-floor extension to provide three additional bedrooms. As the proposal is to extend the existing dwelling owned by the occupants, an equivalent development cannot reasonably be relocated to an alternative site, particularly as funds are tied to the current property.

The proposal also moves the bedroom accommodation from ground floor to first floor, thereby directing the more vulnerable parts of the dwelling away from flood risk.

Interpolated EA modelled data has been calculated to show 1% AEP + 46% CC flood level to be 33.78m AOD. This flood level is 2.30m higher than the lower part of the Site (adjacent to River Thames) and 1.35m higher than the dwelling finished floor level.

The ground floor of the existing dwelling is 32.43m AOD, with the first-floor level (location of bedrooms) being 2.50m above the ground floor level (2.30m clearance and 200mm floor joists / finishes) at **34.93m AOD**,

The first-floor level will therefore be 1.15m above the 1% AEP + 43% CC flood level of 33.78m AOD.

The assessment demonstrates that the proposed first-floor level will provide an appropriate level of safety over the lifetime of the dwelling.

The building footprint will remain unchanged, meaning there will be no loss of floodplain storage, no displacement of flood flows, and no increase in flood risk elsewhere.

In addition, suitable flood resilience and resistance measures are proposed for the existing ground floor, and occupants will benefit from access to flood warning systems and evacuation procedures in advance of an extreme flood event.

Therefore, it is concluded that the proposed development can be made safe for its lifetime without increasing flood risk elsewhere, and is therefore considered acceptable in flood risk terms, subject to the implementation of the measures outlined in this report.



Appendix A

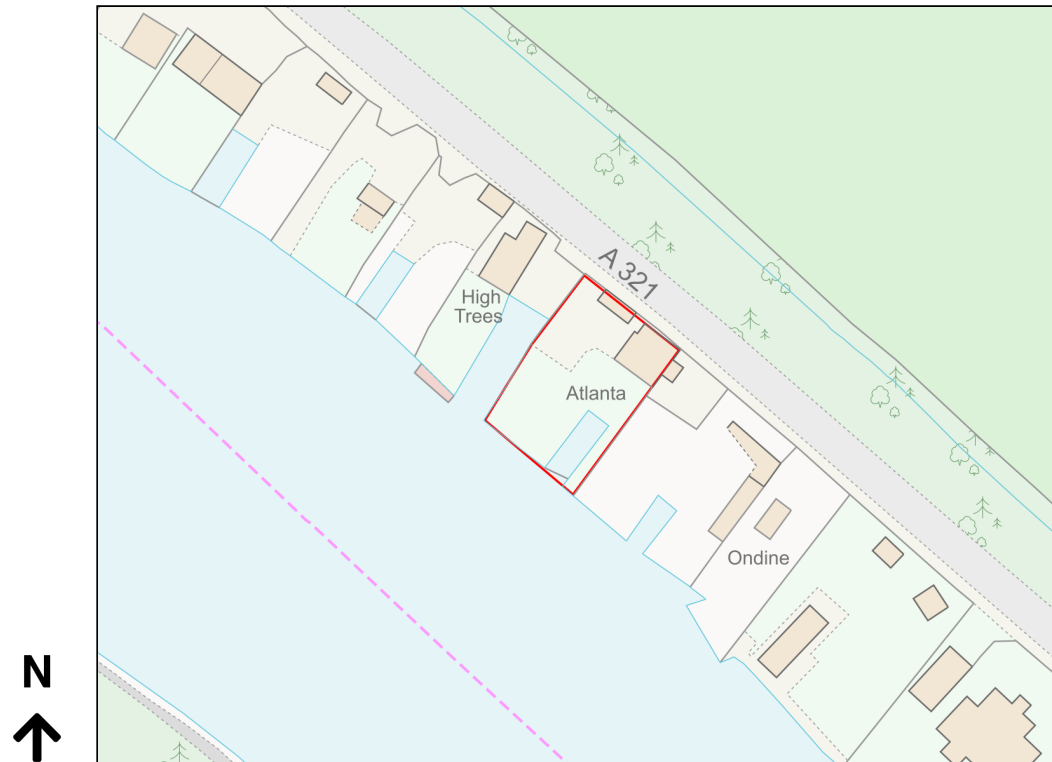
Location Plan

Location Plan

Site Address: Atlanta, Wargrave Road, Remenham, RG9 3JD

Date Produced: 17-Dec-2023

Scale: 1:1250 @A4



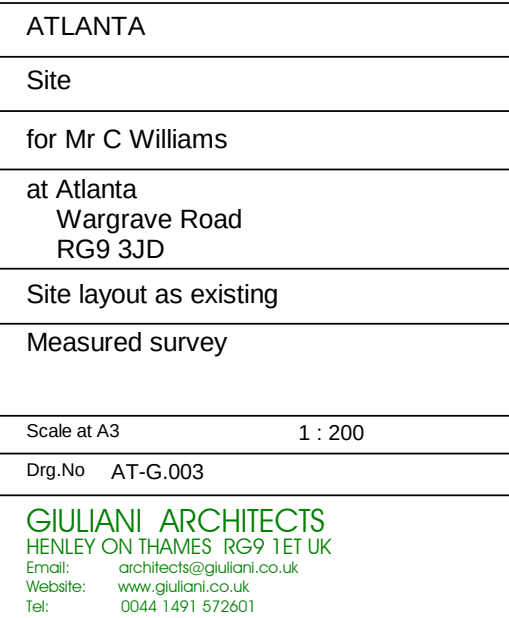
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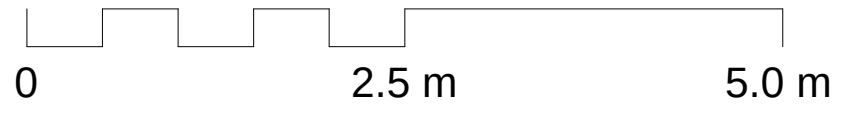
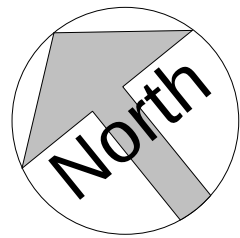
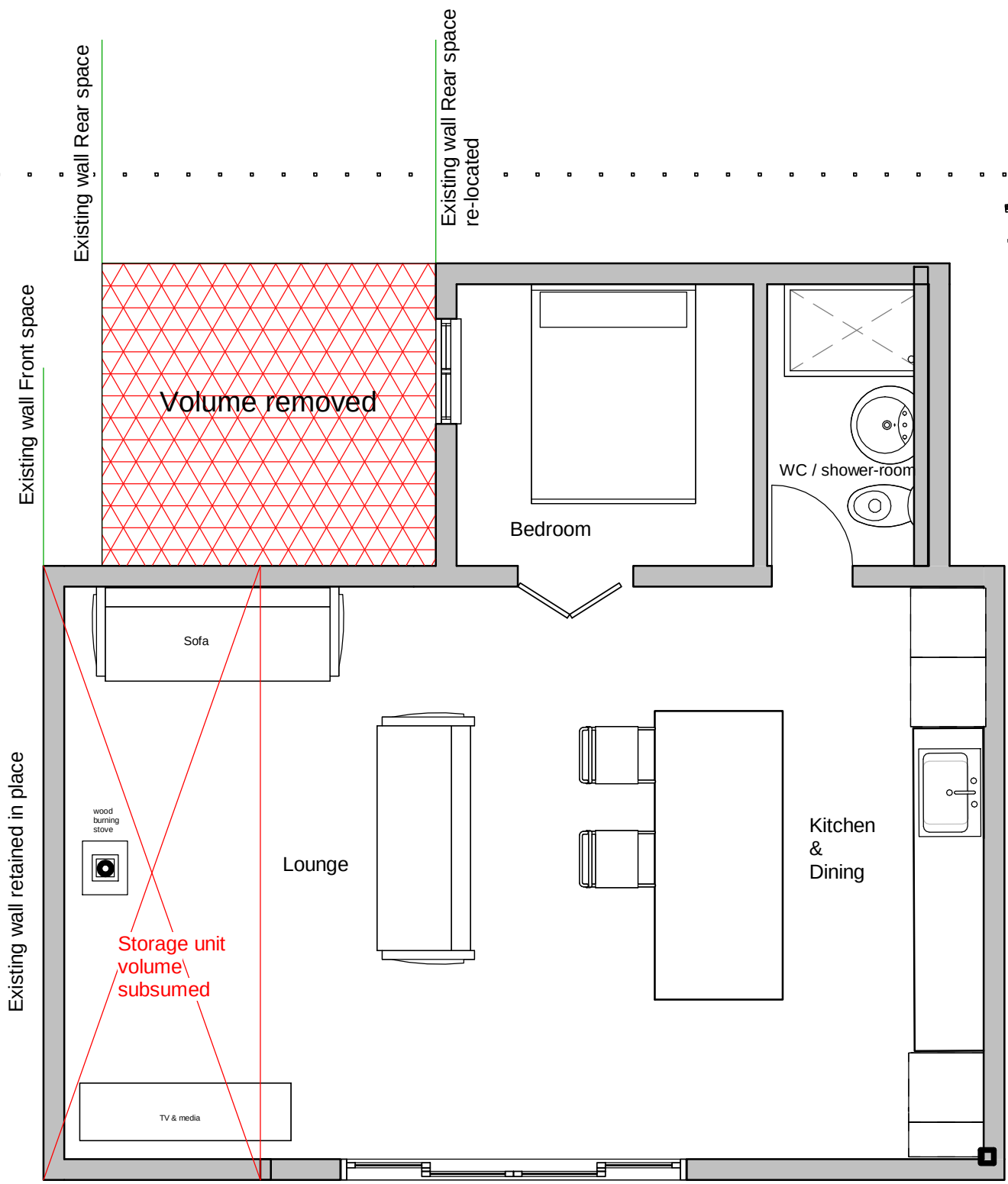
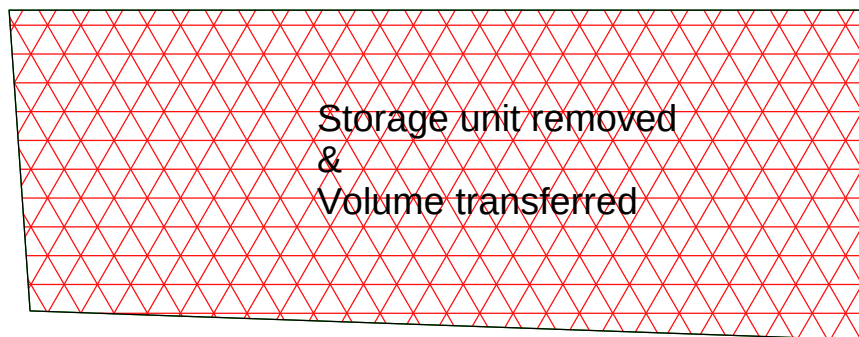


Appendix B

Existing Plans

A Information on drawing as provided by others, any inaccuracies are not attributal to Giuliani Architects



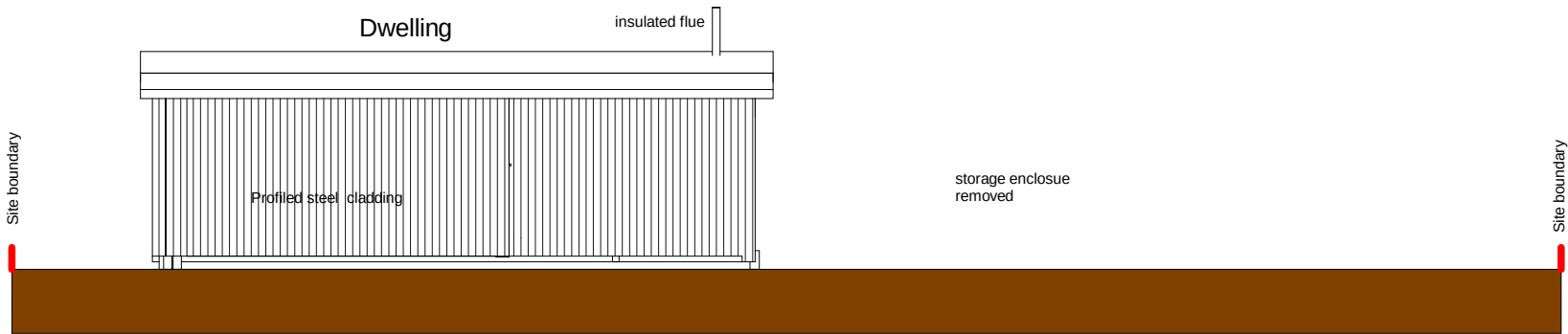


Re-form-A
1 : 50

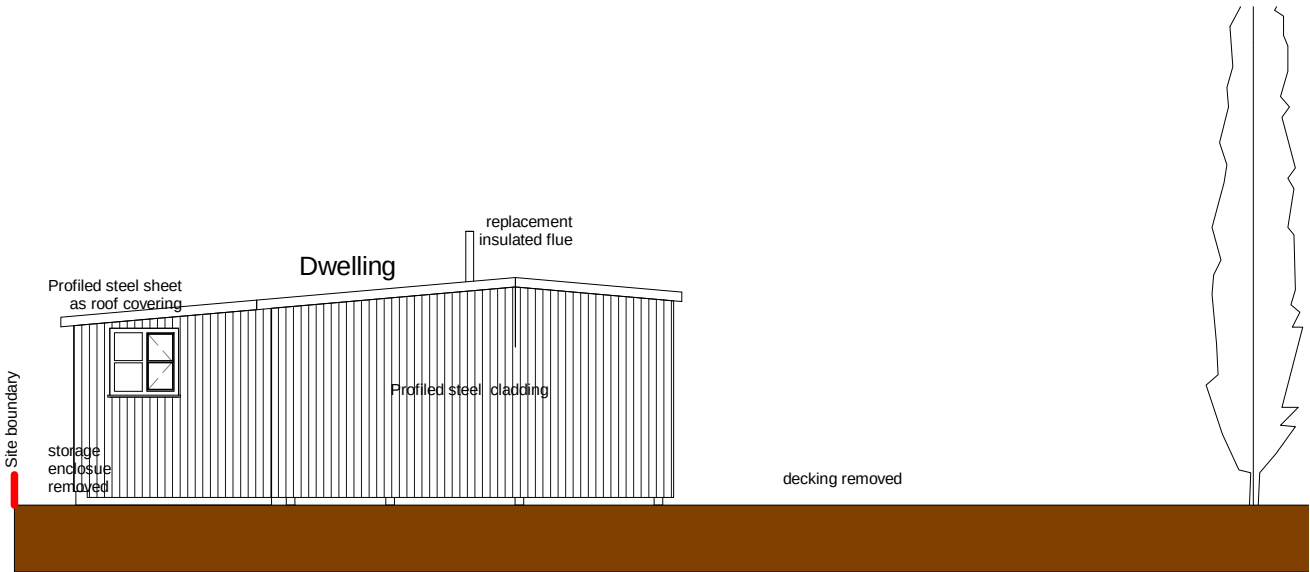
Notes

- A Storage area deleted, area/volume subsumed into 'dwelling'
- B Bedroom wall (NW) moved to conform with volume limit
- C Volume calculations
Original dwelling 130.75 cu.m.
NB Verandah discounted
Re-form One = 130 cu.m.
+ 28.97 cu.m. Storage unit volume subsumed
Total 158.97 cu.m.

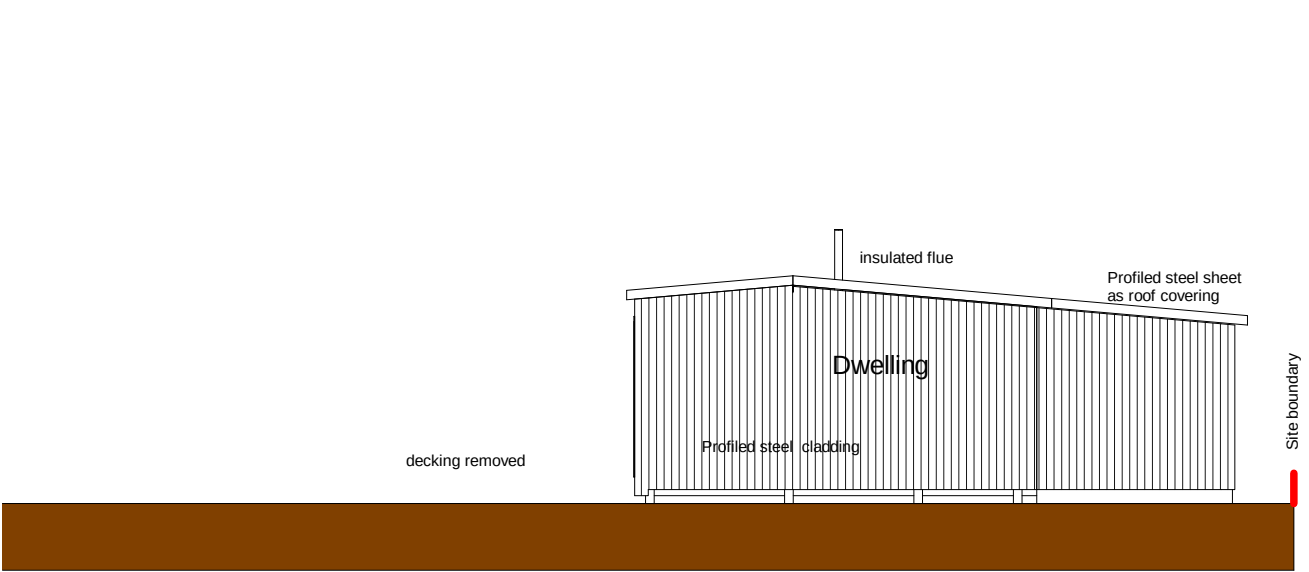
ATLANTA	
Re-formation of dwelling	
for Mr C Williams	
at Atlanta Wargrave Road RG9 3JD	
Re-form One	
Floor Plan	
Scale at A3	1 : 50
Drg.No AT-RF1.001	
GIULIANI ARCHITECTS HENLEY ON THAMES RG9 1ET UK Email: architects@giuliani.co.uk Website: www.giuliani.co.uk Tel: 0044 1491 572601	



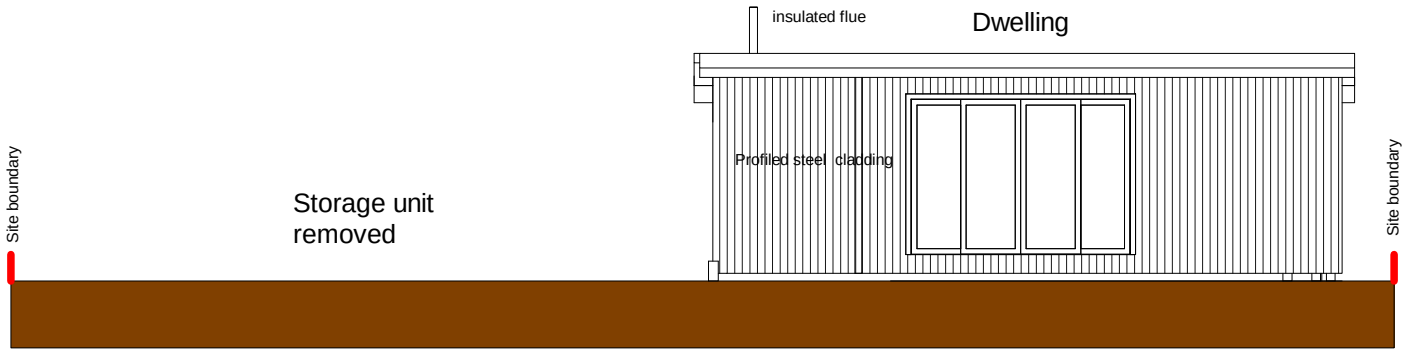
Northeast-Reform One
1 : 100



Northwest-Reform One
1 : 100



Southeast-Reform One
1 : 100



Southwest-Reform One
1 : 100

- Notes
- A Storage area deleted, area/volume subsumed into 'dwelling'
 - B Bedroom wall (NW) moved to conform with volume limit
 - C Volume calculations
Original dwelling 130.75 cu.m.
NB Verandah discounted
Re-form One = 130 cu.m.
+ 28.97 cu.m. Storage unit volume subsumed
Total 158.97 cu.m.

ATLANTA	
Re-formation of dwelling	
for Mr C Williams	
at Atlanta Wargrave Road RG9 3JD	
Re-form One	
Elevations	
Scale at A3	1 : 100
Drg.No AT-RF1.002	
GIULIANI ARCHITECTS HENLEY ON THAMES RG9 1ET UK Email: architects@giuliani.co.uk Website: www.giuliani.co.uk Tel: 0044 1491 572601	

Appendix C

Proposed Plans

The image displays four architectural elevation drawings of a building facade, arranged horizontally. Each drawing shows a different view of the building, which has a yellow upper section and a white lower section. The drawings include dimensions and structural details.

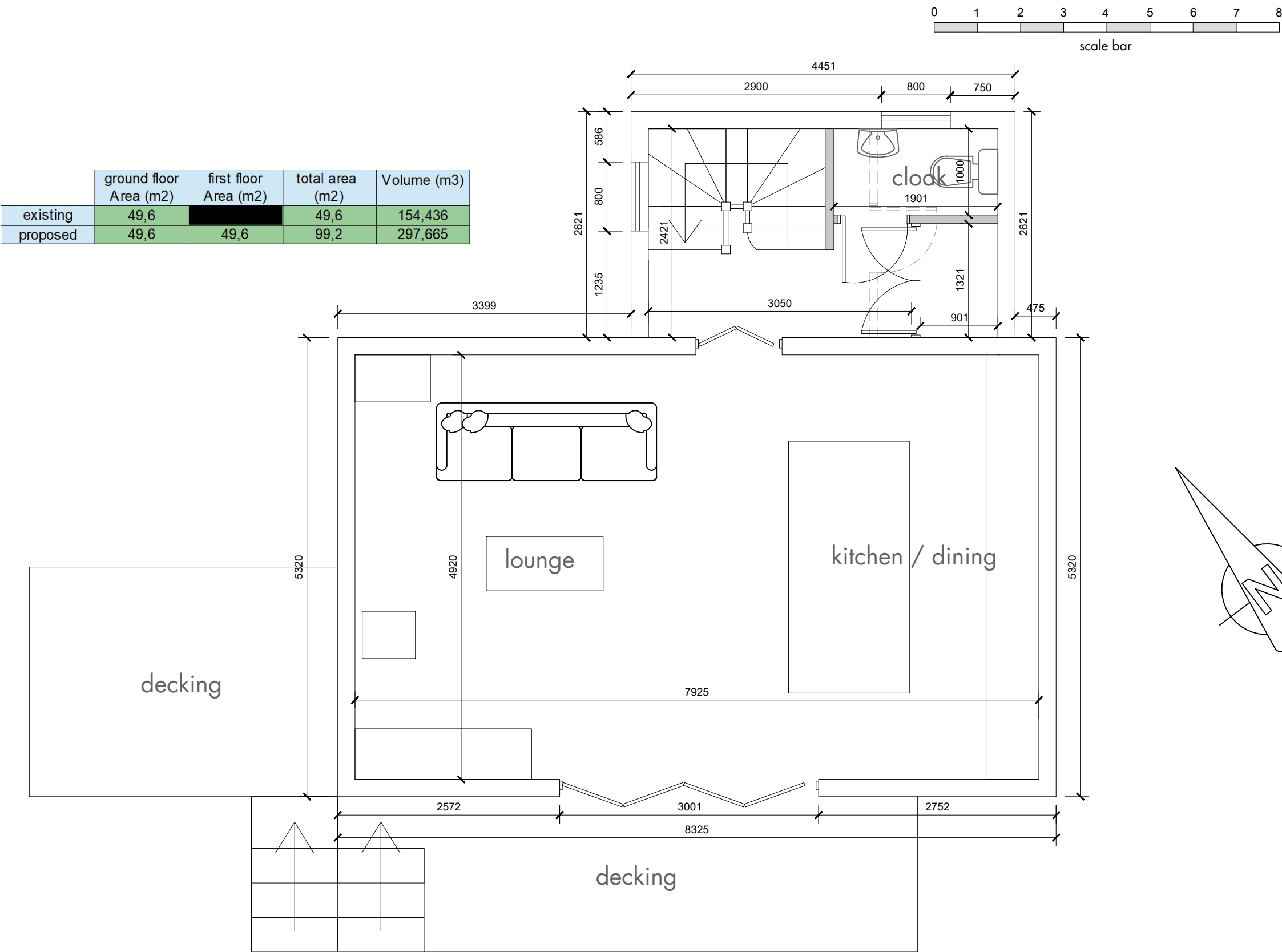
- First Drawing (Leftmost):** Shows a front elevation with a chimney on the left. The upper yellow section has two windows, each with a height dimension of 2500. The lower white section has a large set of glass doors. The building is shown on a grey base with steps leading up to the entrance.
- Second Drawing:** Shows a side elevation with a chimney on the right. The upper yellow section has a height dimension of 2500. The lower white section has a small square window. The building is shown on a grey base with steps leading up to the entrance.
- Third Drawing:** Shows a front elevation with a chimney on the right. The upper yellow section has two windows, each with a height dimension of 2500. The lower white section has a small square window. The building is shown on a grey base with steps leading up to the entrance.
- Fourth Drawing (Rightmost):** Shows a side elevation with a chimney on the left. The upper yellow section has a height dimension of 2500. The lower white section has a small square window. The building is shown on a grey base with steps leading up to the entrance.

scale 1:100

scale 1:100

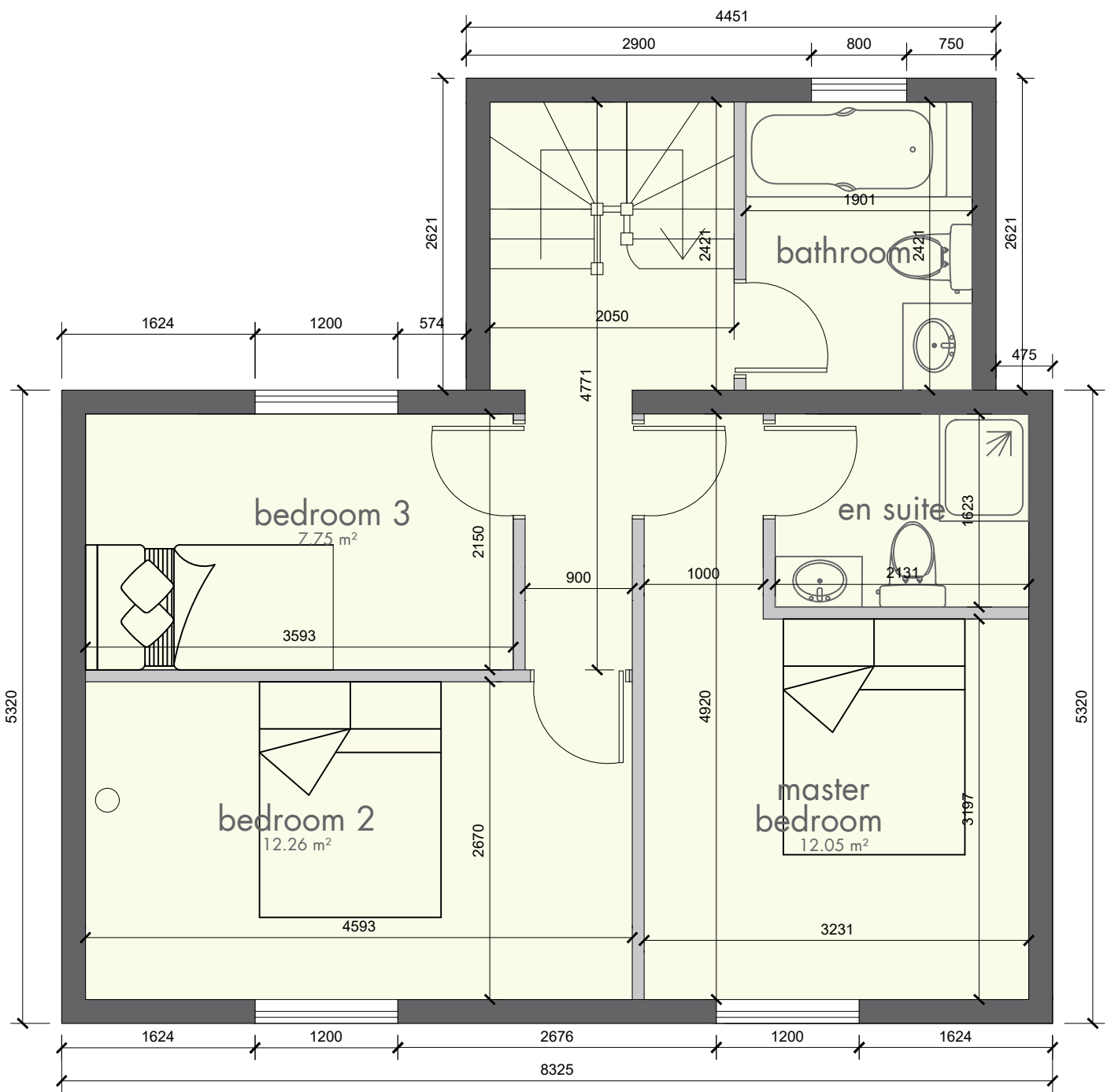
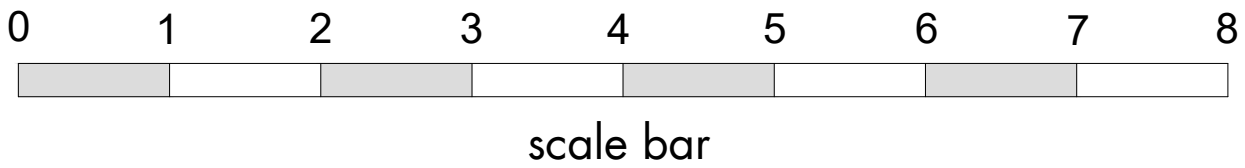
scale 1:100

scale 1:100



scale 1:50

49.60 m² / 534 sq ft

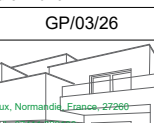


scale 1:50

49.60 m² / 534 sq ft

Drawing title	Proposed floor plans and elevations	
Project		
Address	Atlanta, Wargrave Road, Remenham, RG9 3JD	
Client		
Scales	1:50 and 1:100	
Date	March 2026	
Drawing Number:	GP/03/26	Rev

Architectural elements



Imagion Designs Ltd
 Ltd Company, Mortonsville Crescent, Normandy, Epsom, Surrey
 Tel: office 0333 0234128/9 | mobile 07711 522 729
 email: imagedesignsdesigns.co.uk

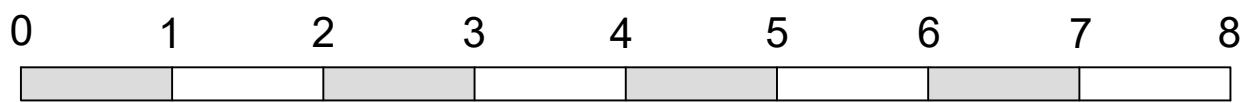
Registration: Company no: 711 067 3501
 Address: Suite 7, Rainton, 26-28
 Rainton Road, Rainton, Wigan, Lancashire, L24 0DT

PROPOSED ELEVATION

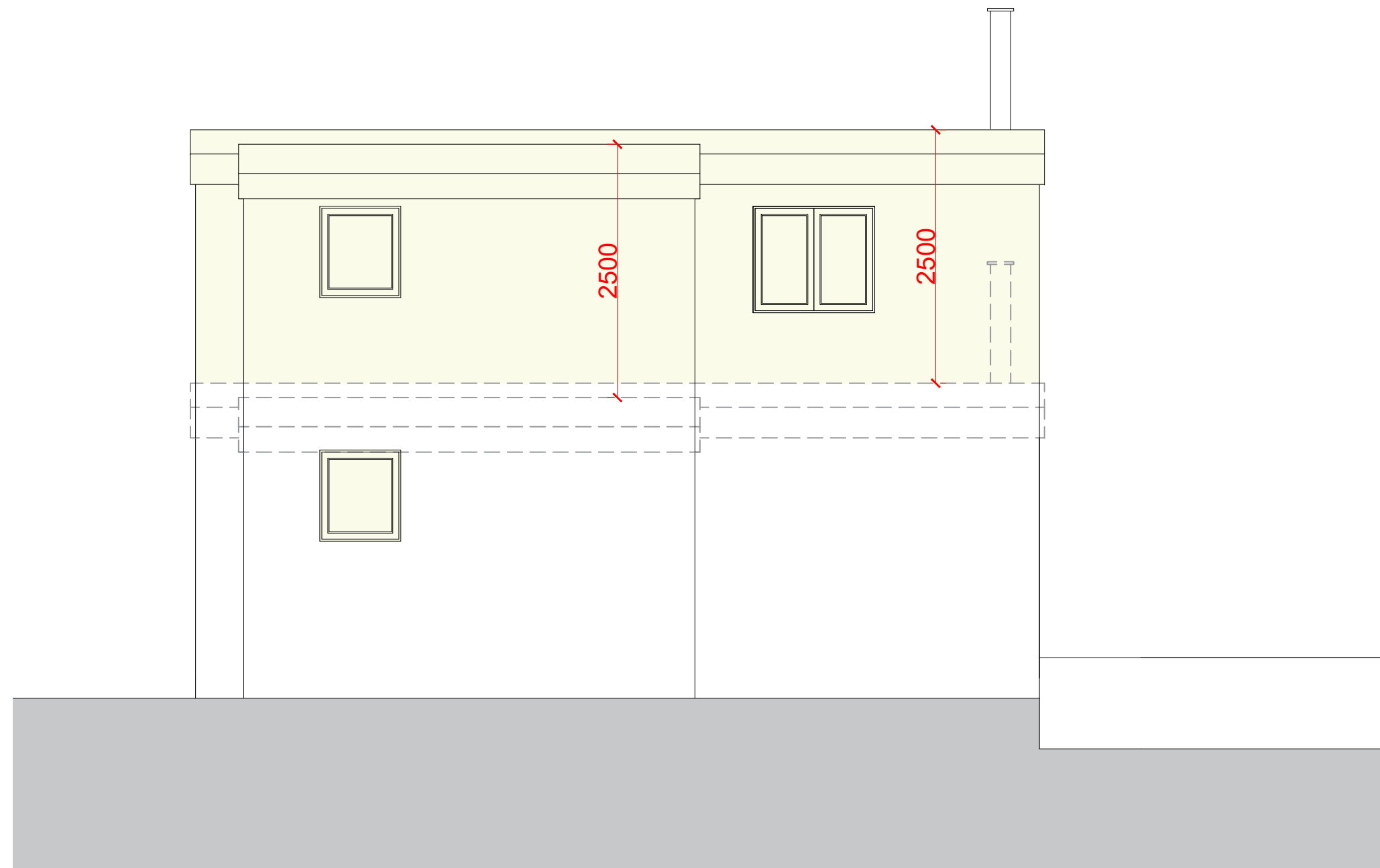


Front Elevation

Scale 1:50
drawing number GP/08/26/ rev



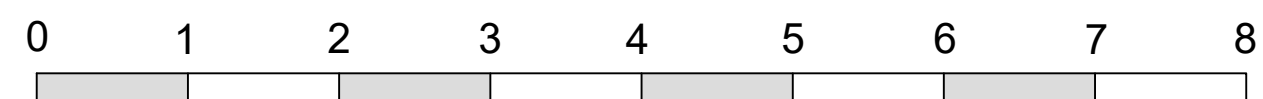
PROPOSED ELEVATION



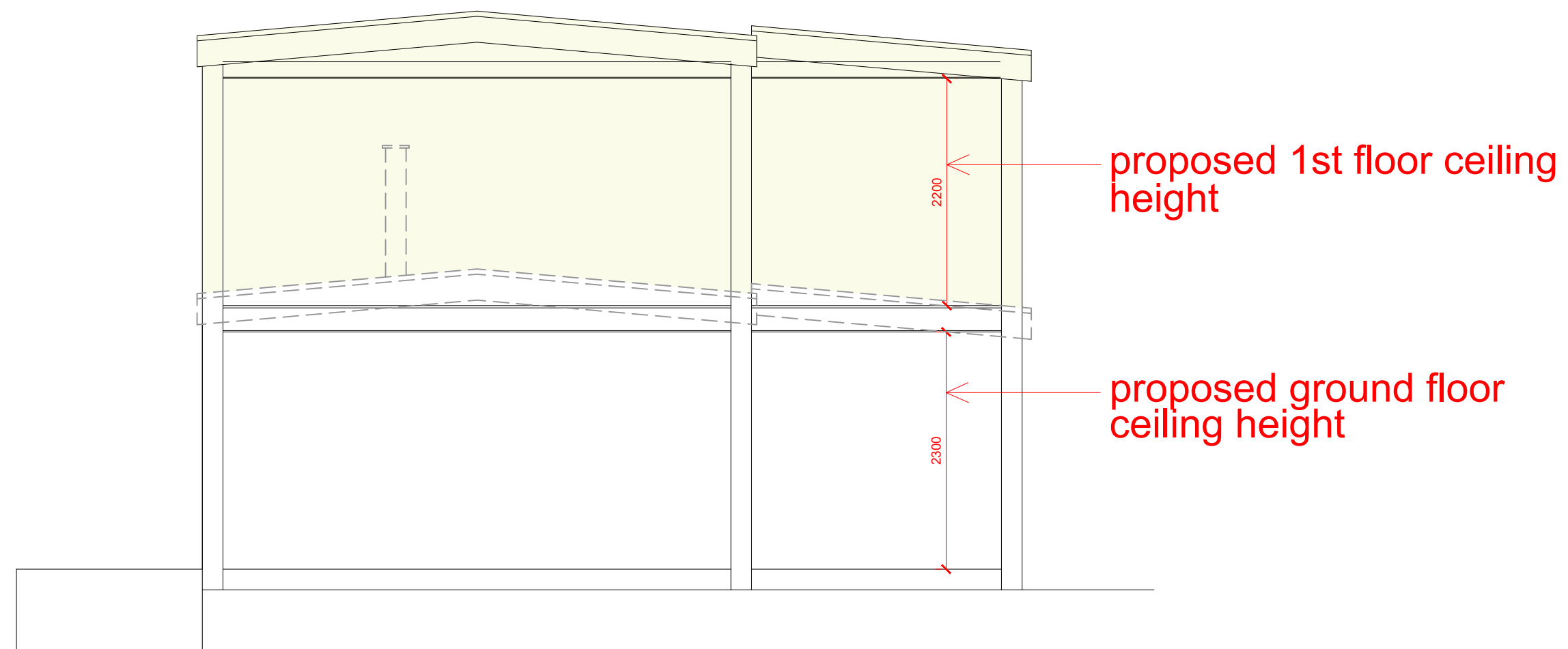
Rear Elevation

Scale 1:50

drawing number GP/10/26/ rev

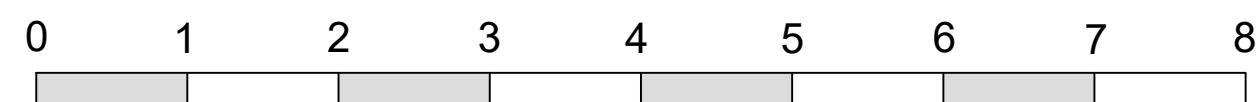


PROPOSED SECTION



Scale 1:50

drawing number GP/12/26/ rev



Appendix D

Landmark EnviroCheck Data

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

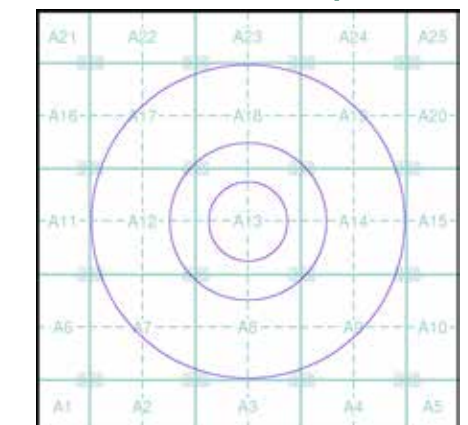
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Flood Data Map - Slice A

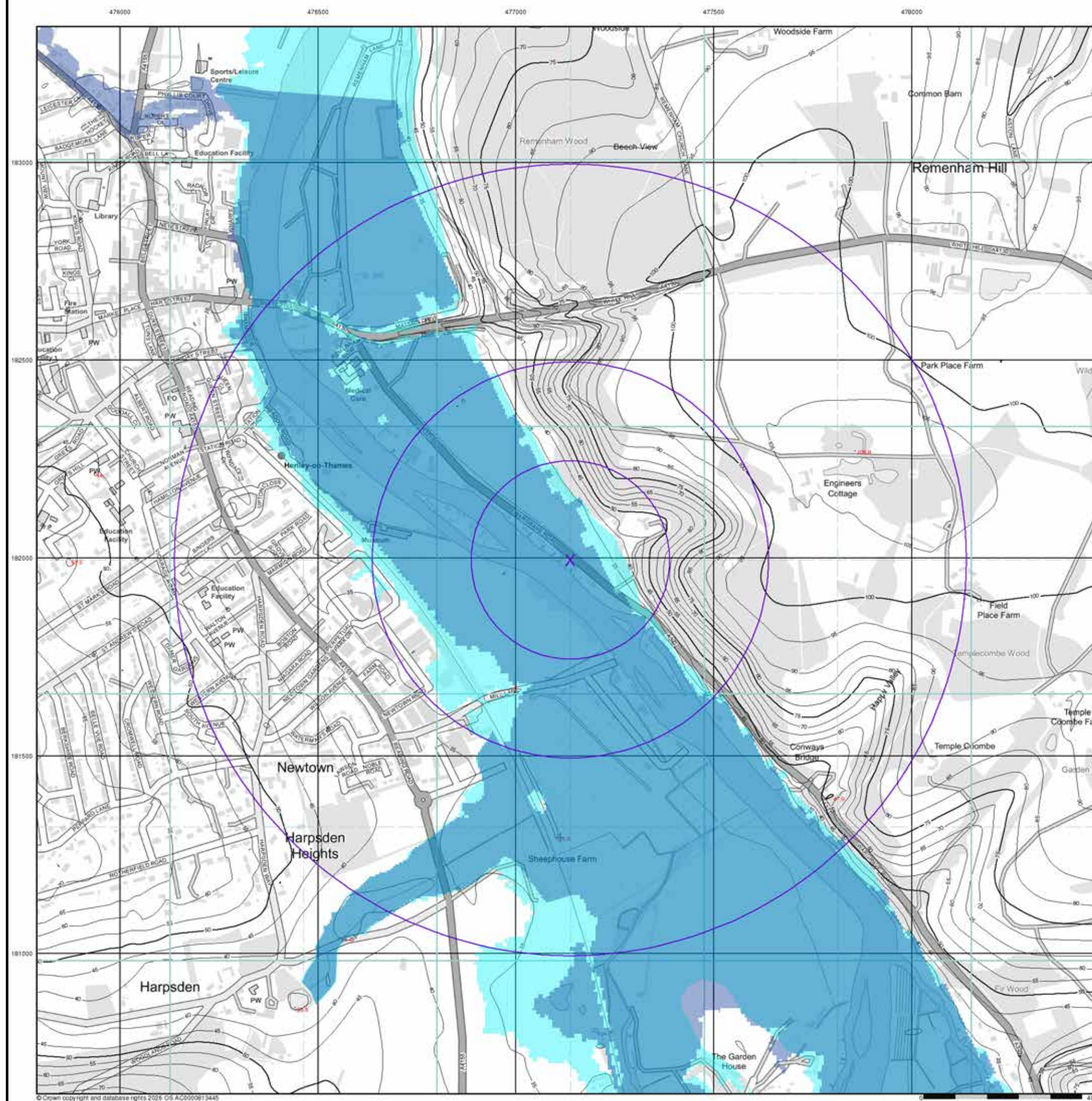


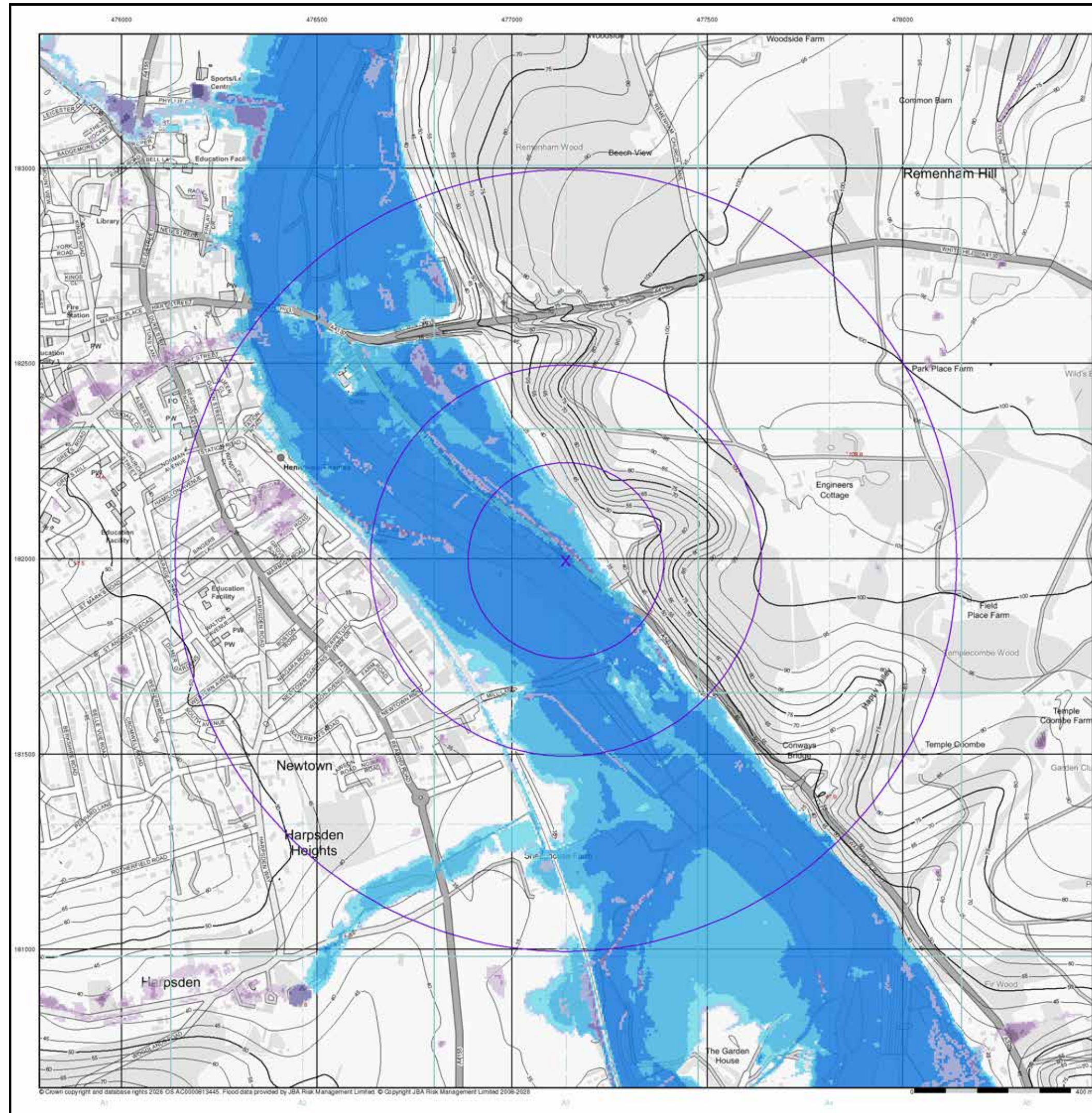
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Order Number: 403820392_1_1
 Customer Ref: 1317 - Atlanta Wargrave Road
 National Grid Reference: 477140, 182000
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD





JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

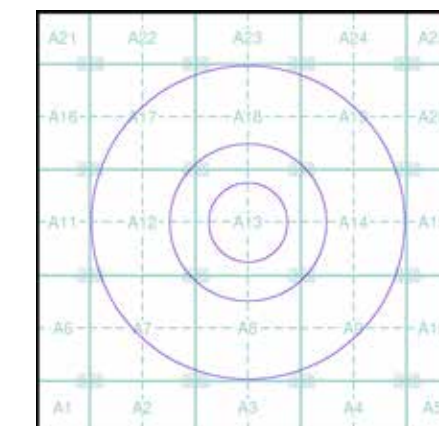
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A

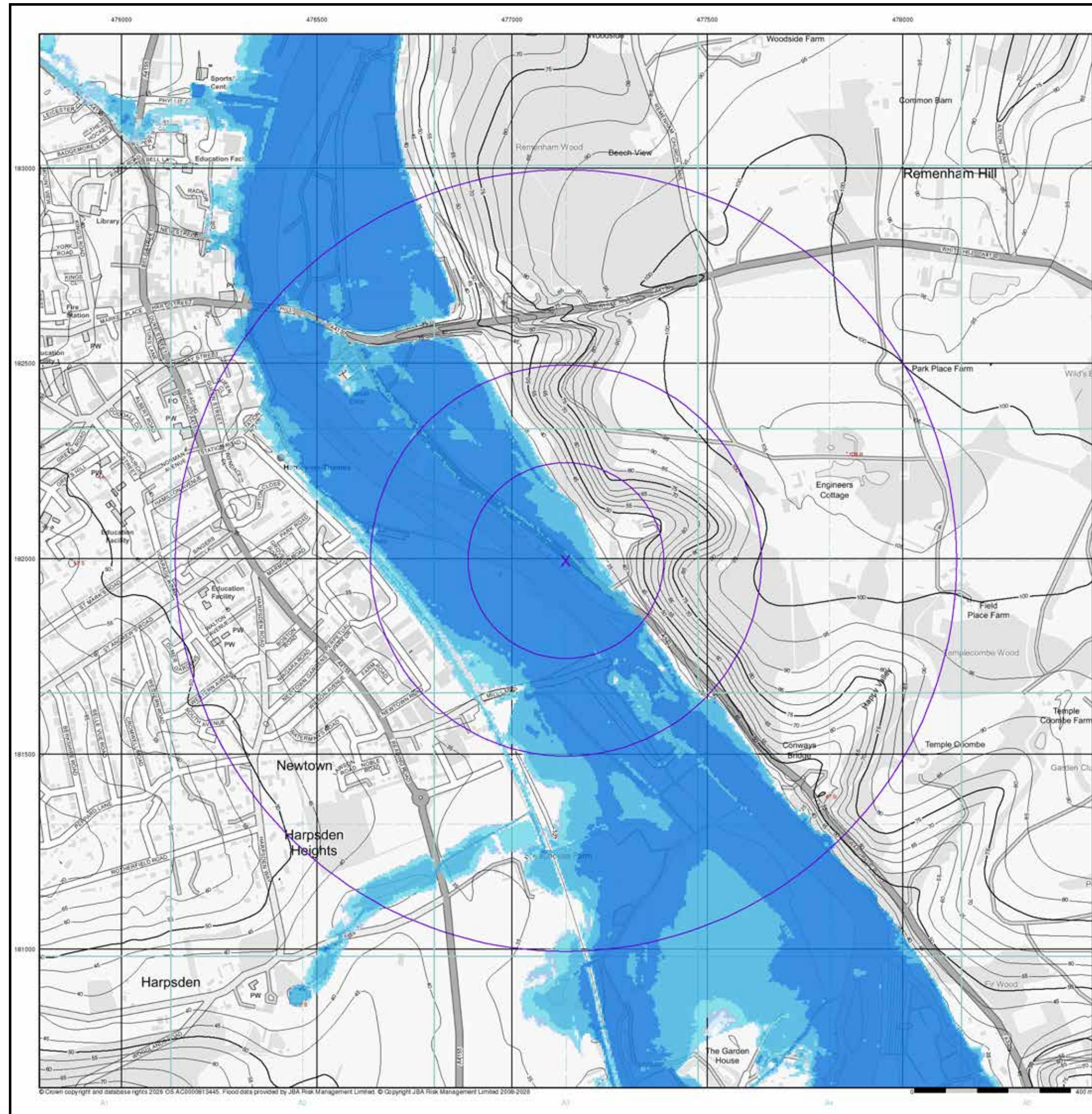


Order Details

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Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD



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JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

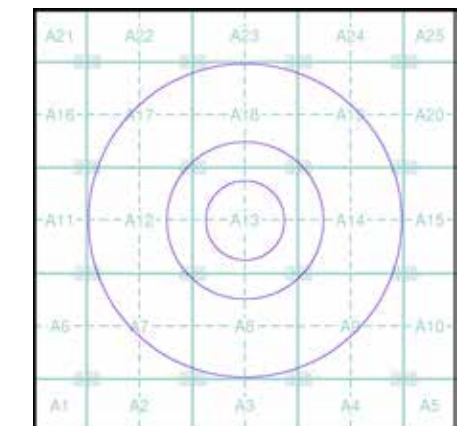
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A

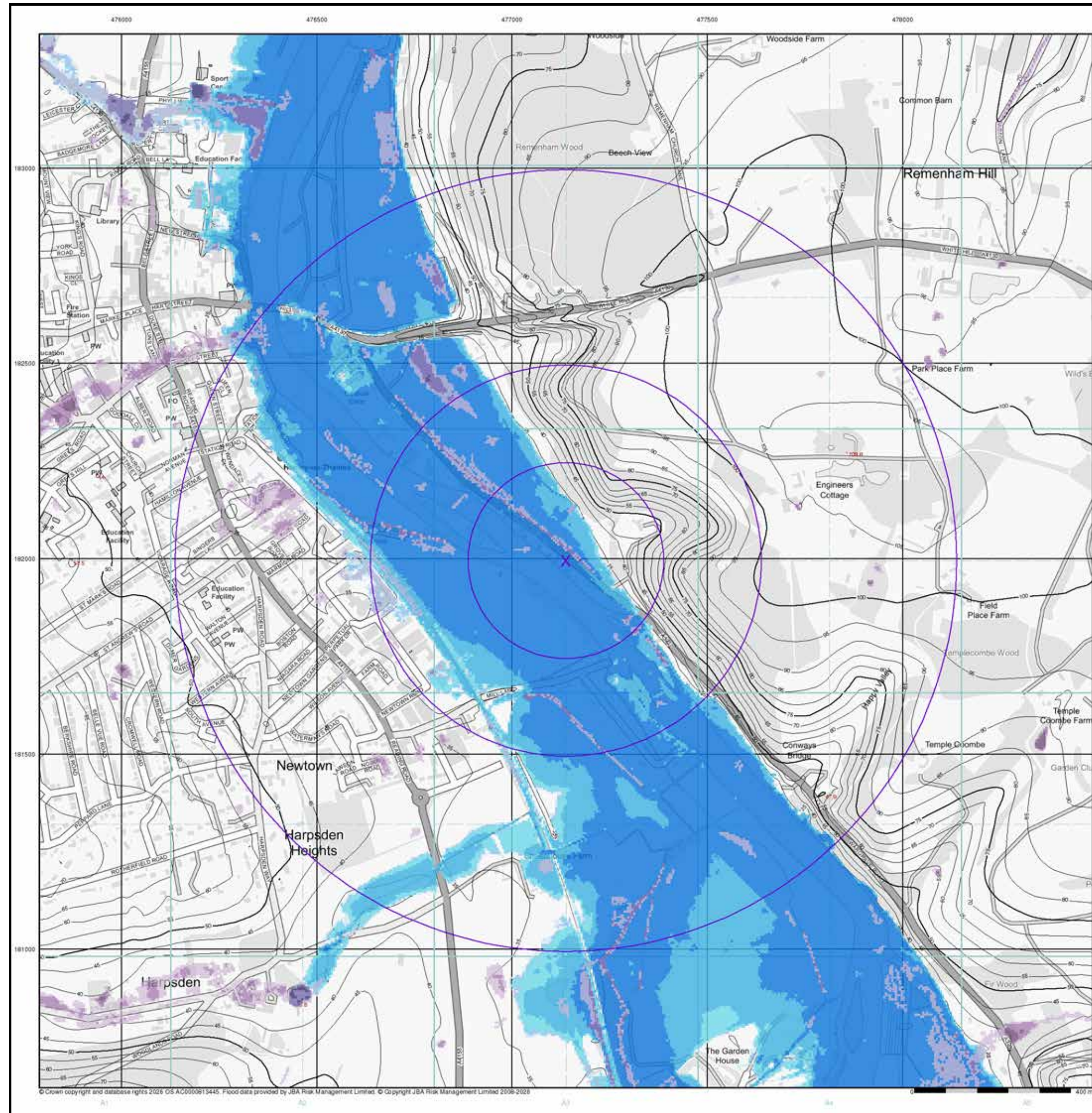


Order Details

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Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD



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JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

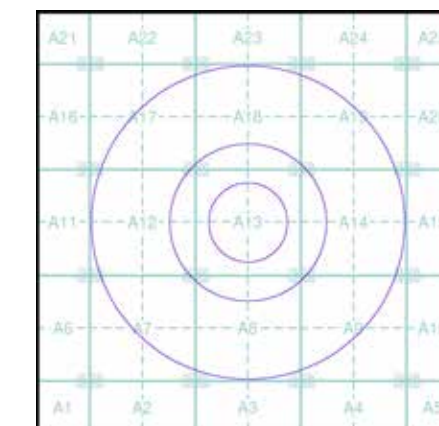
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour 100
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

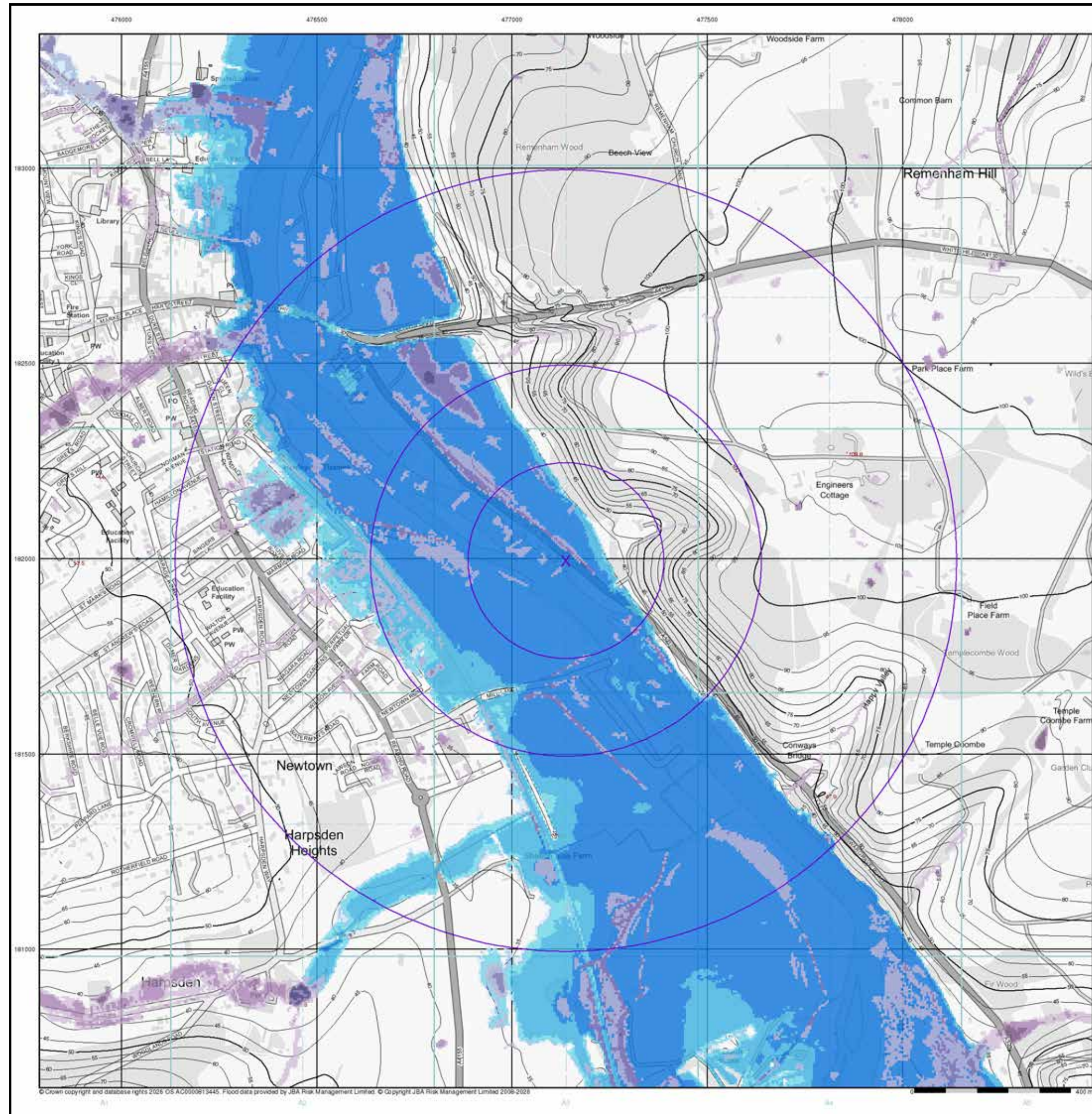
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National Grid Reference: 477140, 182000
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Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

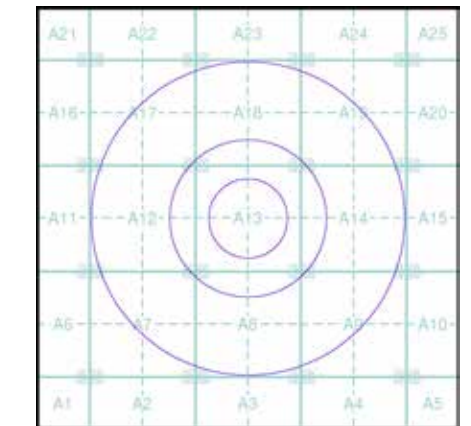
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A



Order Details

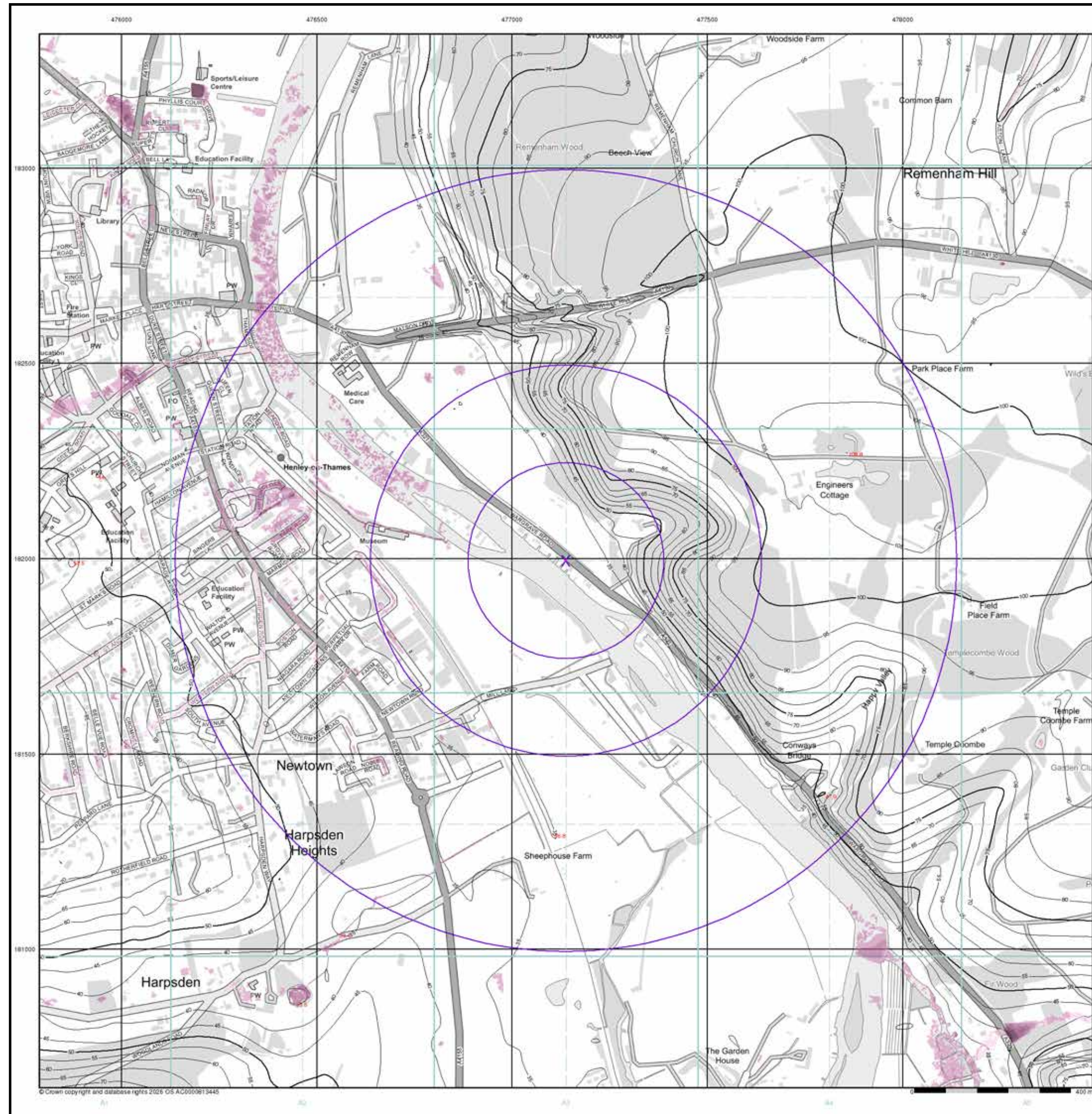
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Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

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EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

Contours (height in metres)

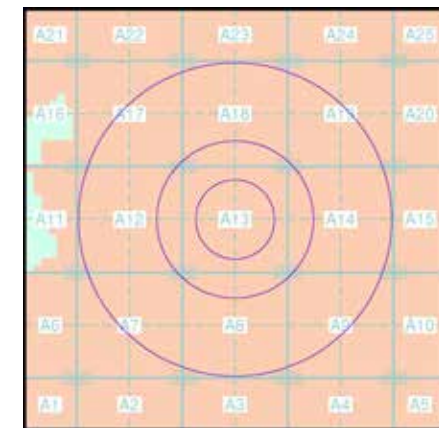
Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below

National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A



Order Details

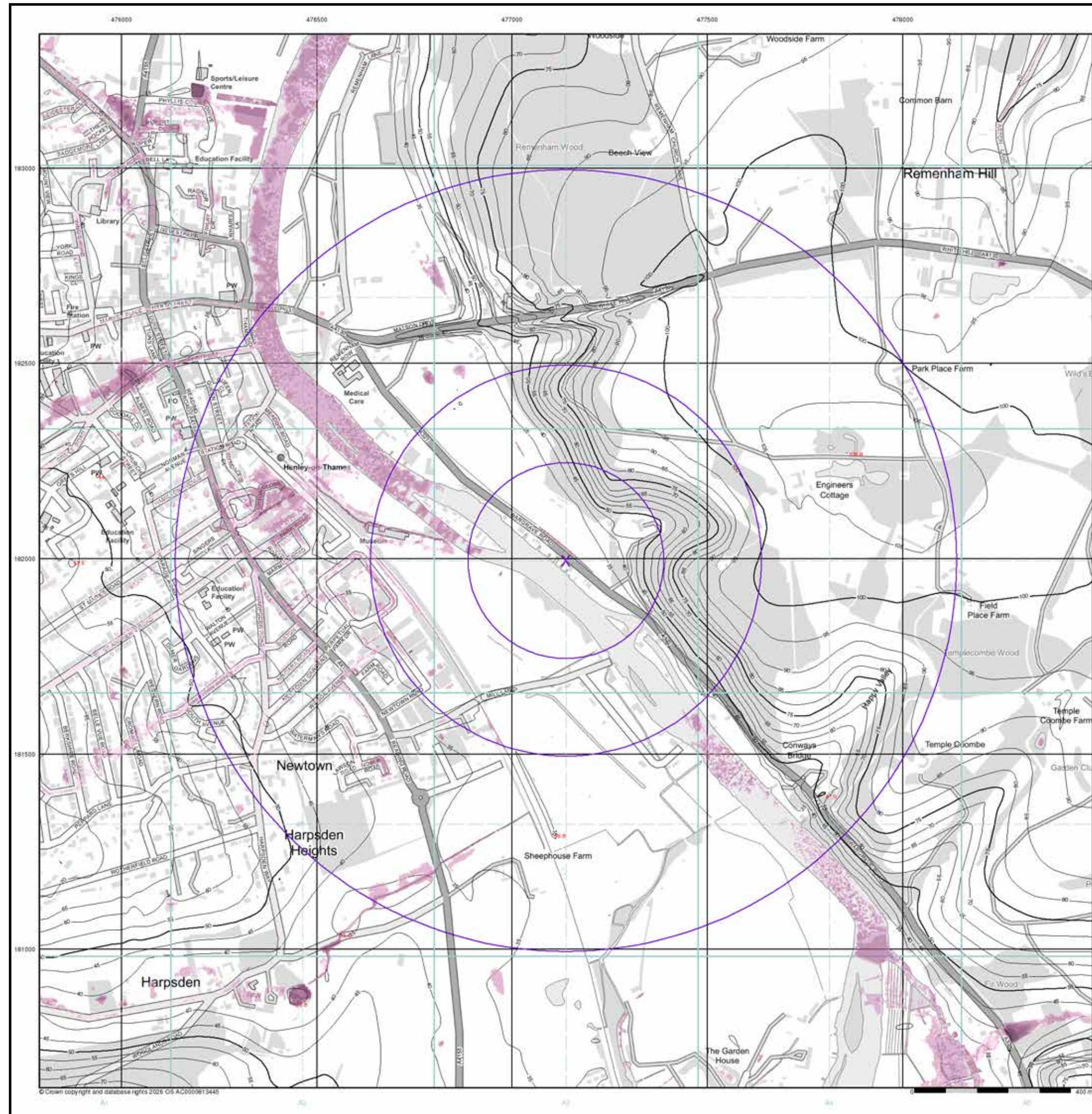
Order Number: 403820392_1_1
Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

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Web: www.envirocheck.co.uk



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EA/NRW Surface Water 100 Year Return Depth Map

General
Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

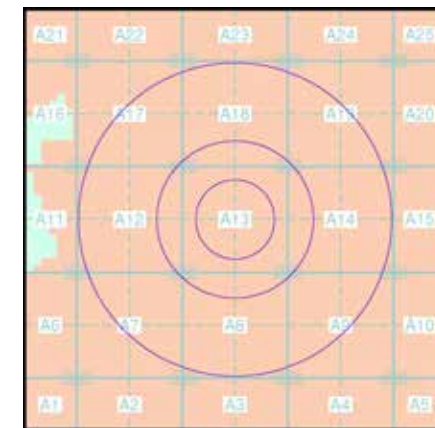
Contours (height in metres)

Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below
National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number: 403820392_1_1
Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

General
Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Depth

0 - 0.15m
0.15 - 0.30m
0.30 - 0.60m
0.60 - 0.90m
0.90 - 1.20m
> 1.20m

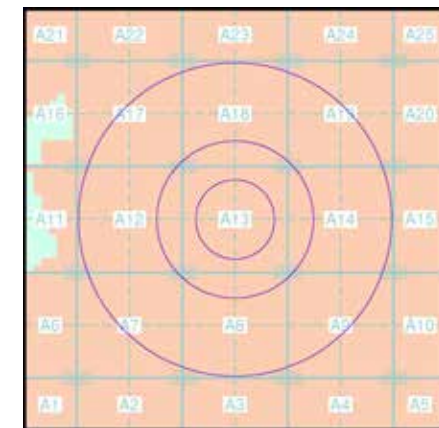
Contours (height in metres)

Standard Contour 105 100 95
Master Contour 100 95
Spot Height *167.8
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below
National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A

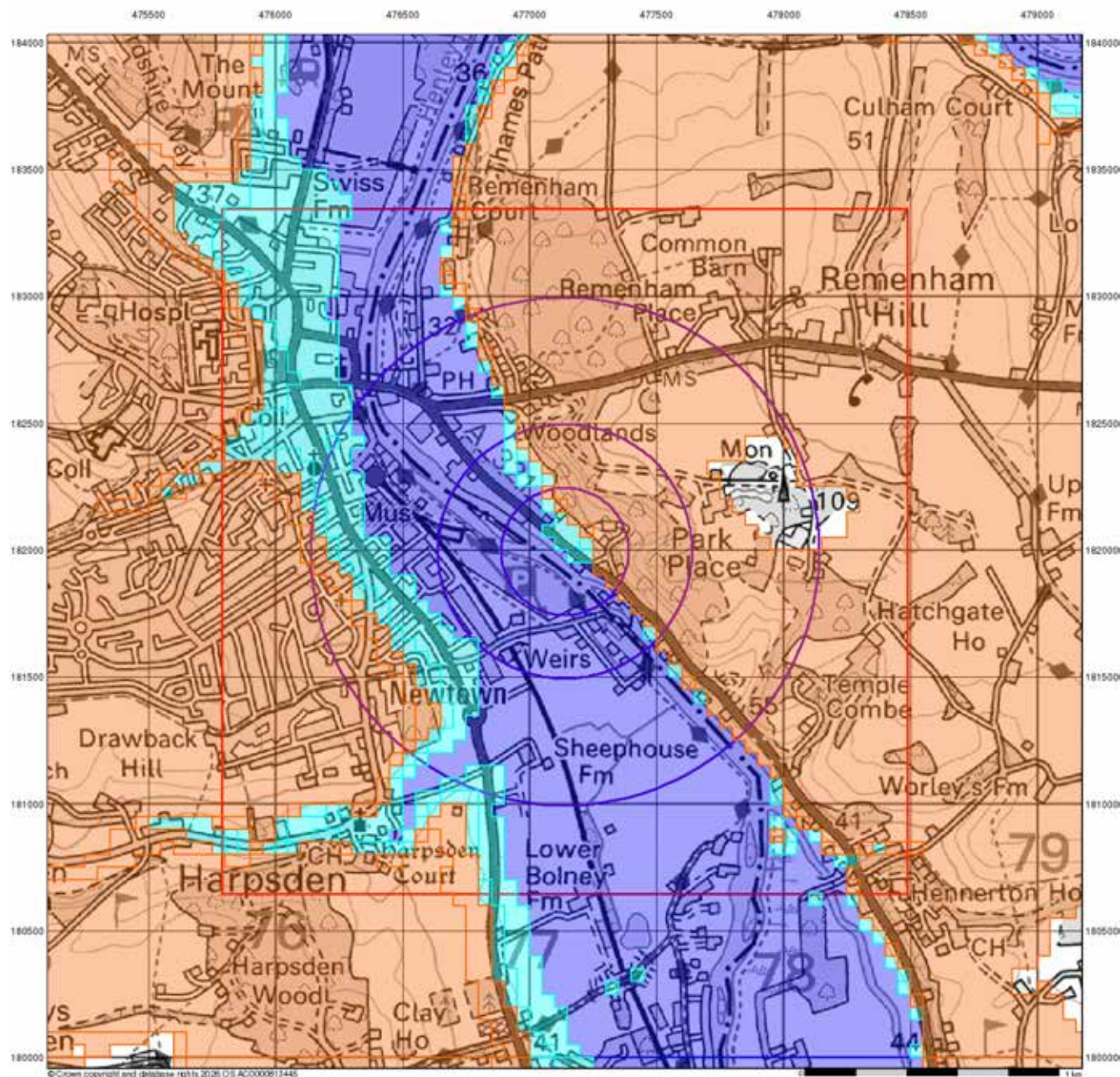


Order Details

Order Number: 403820392_1_1
Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD



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BGS Flood Data (1:50,000)

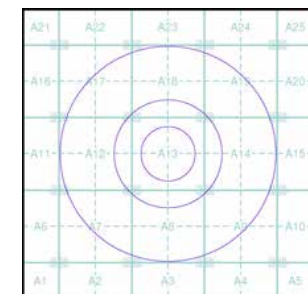
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

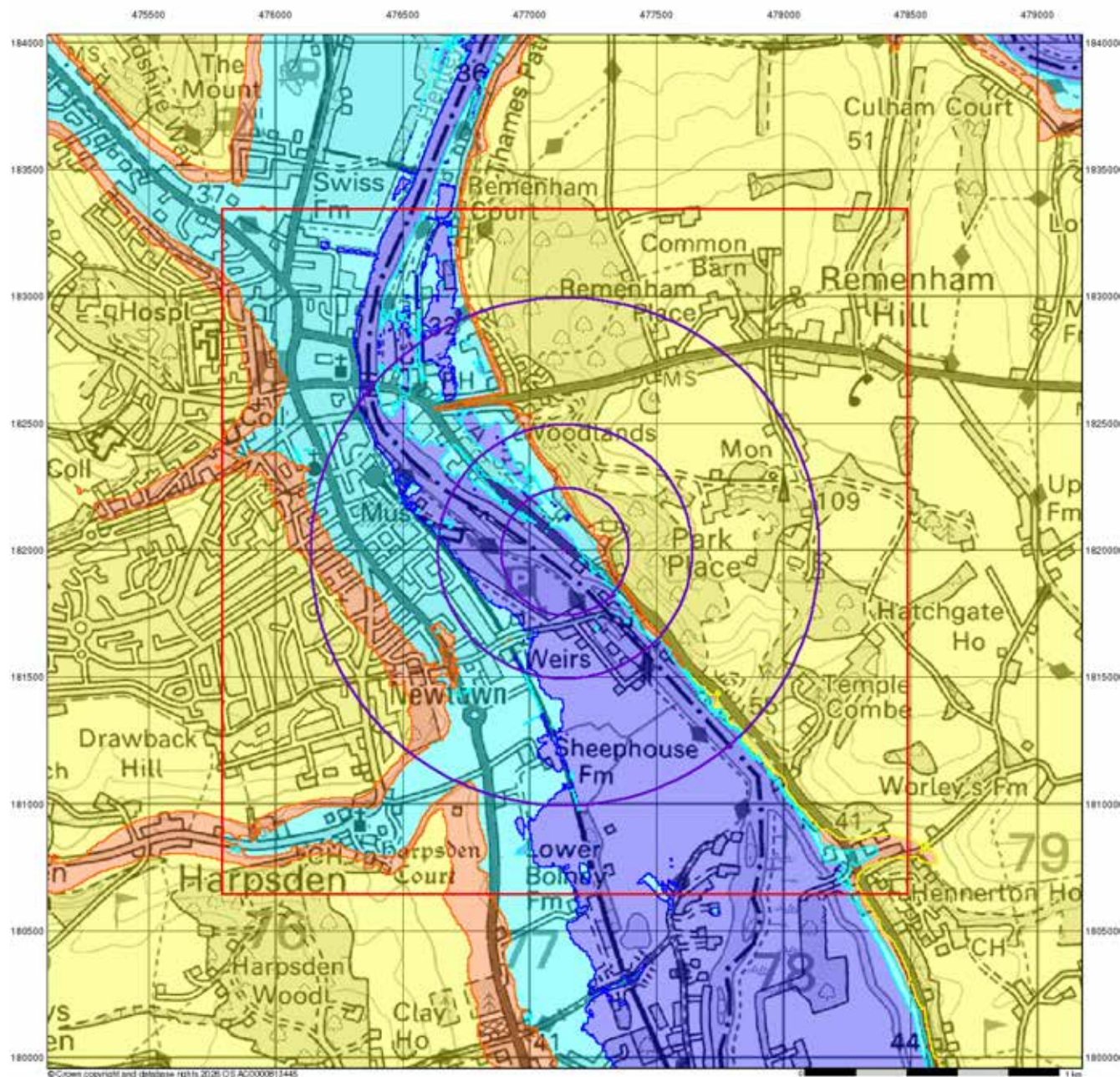
Order Number: 403820392_1_1
 Customer Ref: 1317 - Atlanta Wargrave Road
 National Grid Reference: 477140, 182000
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

Landmark
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GeoSmart Information Groundwater Flood Map (1:50,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice

GeoSmart Information Groundwater Flooding Risk

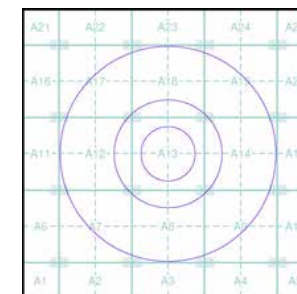
High Risk

Moderate Risk

Low Risk

Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

Order Number: 403820392_1_1
Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

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Tel: 0844 844 9952
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Web: www.envirocheck.co.uk

JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

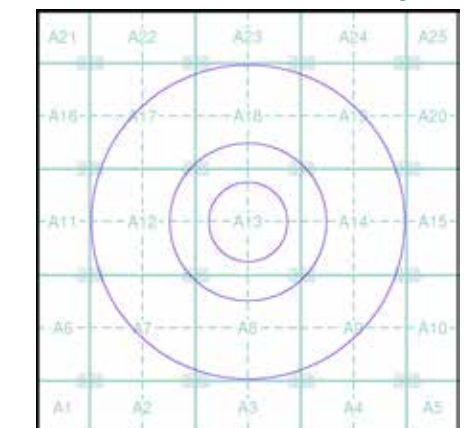
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A



Order Details

Order Number: 403820392_1_1
Customer Ref: 1317 - Atlanta Wargrave Road
National Grid Reference: 477140, 182000
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

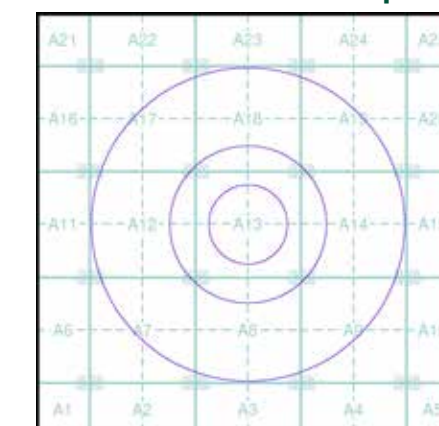
Historic Flood Events Data

- | | |
|--|---------------------------------------|
| Channel Capacity Exceeded (no raised defences) | Obstruction/Blockage - Culvert |
| Channel Capacity Exceeded /Surface Water | Obstruction/Blockage - Debris Screen |
| Groundwater/High Water Table | Operational Failure/Breach of Defence |
| Local Drainage/Surface Water | Other |
| Mechanical Failure | Overtopping of Defences |
| Obstruction/Blockage - Bridge | Surface Water |
| Obstruction/Blockage - Channel | Unknown |
| Historical Flood Liabilities | |

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Historic Flood Map - Slice A

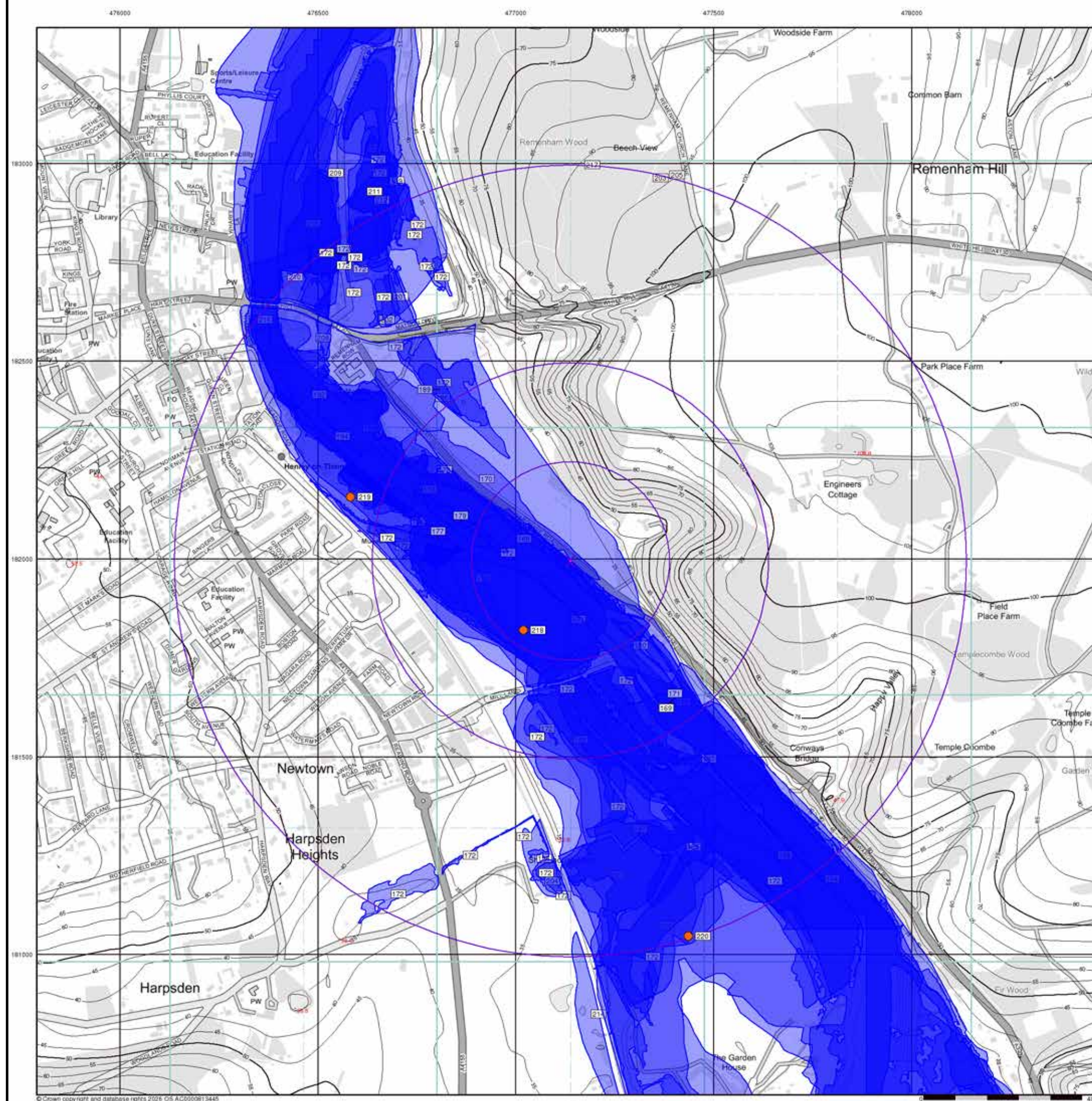


Order Details

Order Number: 403820392_1_1
 Customer Ref: 1317 - Atlanta Wargrave Road
 National Grid Reference: 477140, 182000
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Atlanta, Wargrave Road, Remenham, RG9 3JD

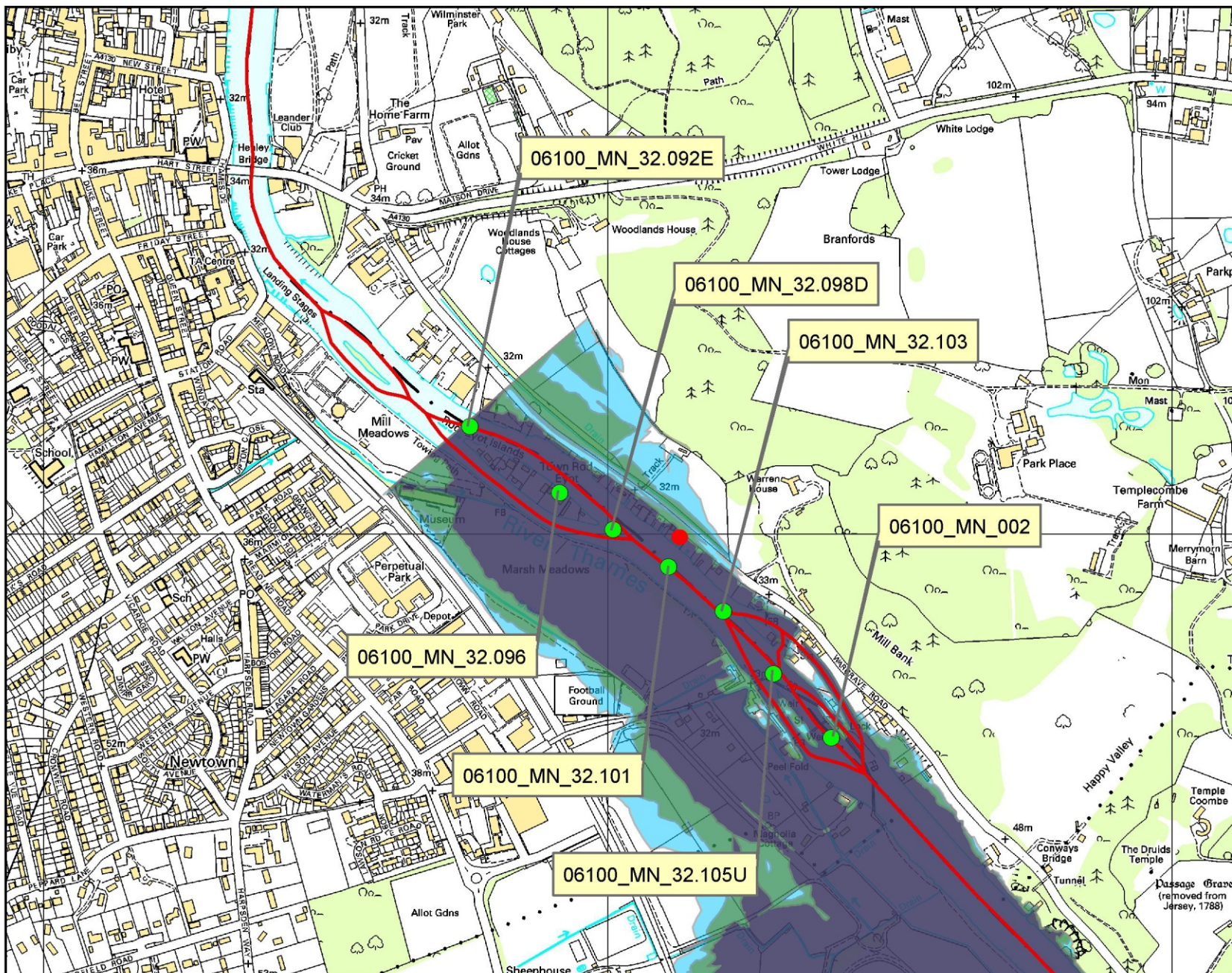


Appendix E

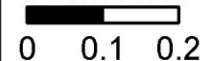
Environment Agency Flood Model Data

Detailed FRA Map centred on Atlanta Wargrave Road, Henley, RG9 3JD

Created on 11/07/20126 REF: OX_1446_01



Kilometres



Legend

- Nodes
- Site
- Main River
- 20% AEP flood extent
- 5% AEP flood extent
- 1% AEP flood extent

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

1%CC = 1% Climate Change extent
This is the 1% AEP event with an allowance for climate change (+20% on river flows)

Modelled in-channel flood flows and levels

OX_1446_01

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% on river flows)	0.1% AEP
06100 MN 32.092E	Thames (Henley to Hurley) 2002	476755	182190	31.89	32.45	32.92	33.28	0.00
06100 MN 002	Thames (Whitchurch to Henley) 2000	477396	181638	32.99	33.33	33.70	33.97	0.00
06100 MN 32.105U	Thames (Whitchurch to Henley) 2000	477293	181751	32.10	32.58	33.03	33.36	0.00
06100 MN 32.103	Thames (Whitchurch to Henley) 2000	477204	181862	32.07	32.58	33.04	33.38	0.00
06100 MN 32.101	Thames (Whitchurch to Henley) 2000	477107	181941	32.01	32.54	33.00	33.36	0.00
06100 MN 32.098D	Thames (Whitchurch to Henley) 2000	477009	182007	31.96	32.51	32.98	33.34	0.00
06100 MN 32.096	Thames (Whitchurch to Henley) 2000	476914	182072	31.94	32.50	32.97	33.33	0.00

Node label	Model	Easting	Northing	Flood Flows (m3/s)				
				20% AEP	5% AEP	1% AEP	1% AEP (+20% on river flows)	0.1% AEP
06100 MN 32.092E	Thames (Henley to Hurley) 2002	476755	182190	297.71	394.05	520.56	623.96	0.00
06100 MN 002	Thames (Whitchurch to Henley) 2000	477396	181638	256.58	312.68	379.25	434.16	0.00
06100 MN 32.105U	Thames (Whitchurch to Henley) 2000	477293	181751	256.42	310.77	372.67	423.01	0.00
06100 MN 32.103	Thames (Whitchurch to Henley) 2000	477204	181862	261.28	316.44	378.50	428.86	0.00
06100 MN 32.101	Thames (Whitchurch to Henley) 2000	477107	181941	285.35	350.36	428.58	487.82	0.00
06100 MN 32.098D	Thames (Whitchurch to Henley) 2000	477009	182007	297.72	394.06	520.57	623.97	0.00
06100 MN 32.096	Thames (Whitchurch to Henley) 2000	476914	182072	297.72	394.06	520.56	623.97	0.00

Note:

Due to recent changes in guidance on the allowances for climate change, the 20% increase in river flows 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>

Appendix F

Environment Agency Flood Plan

Personal flood plan

Name



Are you signed up to receive flood warnings?

If not call Floodline on 0345 988 1188 to see if your area receives free flood warnings.

☐

Let us know when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

General contact list	Company name	Contact name	Telephone
Floodline	Environment Agency		0345 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company and policy number			
Local council			
Local radio station			
Travel/weather info			

Key locations

Service cut-off	Description of location
Electricity	
Gas	
Water	

Who can help/who can you help?

Relationship	Name	Contact details	How can they/you help?
Relative			
Friend or neighbour			

Be prepared for flooding. Act now

Personal flood plan

What can I do NOW?



Put important documents out of flood risk and protect in polythene

☐

Look at the best way of stopping floodwater entering your property

☐

Find out where you can get sandbags

☐

Identify what you would need to take with you if you had to leave your home

☐

Check your insurance covers you for flooding

☐

Make a flood plan and prepare a flood kit

☐

Identify who can help you/ who you can help

☐

Understand the flood warning codes

☐

What can you do if a flood is expected in your area?

Actions	Location
Home	
• Move furniture and electrical items to safety	
• Put flood boards, polythene and sandbags in place	
• Make a list now of what you can move away from the risk	
• Turn off electricity, water and gas supplies	
• Roll up carpets and rugs	
• Unless you have time to remove them hang curtains over rods	
• Move sentimental items to safety	
• Put important documents in polythene bags and move to safety	
Garden and outside	
• Move your car out of the flood risk area	
• Move any large or loose items or weigh them down	
Business	
• Move important documents, computers and stock	
• Alert staff and request their help	
• Farmers move animals and livestock to safety	
Evacuation - Prepare a flood kit in advance	
• Inform your family or friends that you may need to leave your home	
• Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the **National Flood Forum** at www.bluepages.org.uk

Be prepared for flooding. Act now