



Dunt Lane, Hurst Flood Risk Statement

Job Number
FRA261019

Report Date
13th February 2026

Client
Sandra Dean

DOCUMENT QUALITY ASSURANCE

Site Address	2 Red Tiles, Dunt Lane, Hurst, RG10 0TE
Report Title	Flood Risk Statement
Job Number	FRA261019
Client	Sandra Dean

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Checked By	Dan Percival		
Approved By	Colin Crompton		

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TABLE OF CONTENTS

1.	Introduction	1
1.1.	Background	1
1.2.	Site Details	1
2.	Environmental Setting	2
3.	Site Vulnerability	2
3.1.	Vulnerability	2
3.2.	The Sequential and Exception Test	3
4.	Assessment of Flood Risk.....	3
4.1.	Sources of Flooding.....	3
5.	Summary and Recommendations	5

Figures

Figure 1 – Site Location Plan

Figure 2 – LiDAR Elevation Data

Figure 3 – Flood Map for Planning Flood Zone Extents

Figure 4 – Risk of Flooding from Surface Water Extents

Appendices

Appendix A – Environment Agency Information

Appendix B – Existing Site Plans

Appendix C – Proposed Site Plans

Appendix D – References

1. Introduction

1.1. Background

LK Consult Ltd (LKC) were commissioned by Sandra Dean to prepare a Flood Risk Statement to support the planning application for the proposed demolition of an existing conservatory and construction of a single-storey rear garden room extension at 2 Red Tiles, Dunt Lane, Hurst, RG10 0TE.

This Flood Risk Statement has been prepared to provide an assessment of the risk of flooding from all sources and recommends mitigation commensurate to the scale and nature of the proposed development.

Government policy with respect to development in flood risk areas is contained within the Ministry of Housing Communities and Local Government National Planning Policy Framework¹ (NPPF) and accompanying Planning Practice Guidance² (PPG). LKC has prepared this Flood Risk Statement in line with the NPPF and PPG where appropriate.

The proposed development is considered a minor extension (i.e. a household or non-domestic extension with a floor space of no more than 250m²), and as such is subject to the EA Flood Risk Standing Advice for minor extensions (published April 2012 and last updated October 2025).

1.2. Site Details

A summary of the general site details is presented in Table 1-1. A site location plan is included as Figure 1.

Location	2 Red Tiles, Dunt Lane, Hurst, RG10 0TE. Centred at approximate National Grid Reference 479527E, 171374N
Topography	A review of 1m resolution EA LiDAR data (included as Figure 2) indicates that ground levels across the site range between approximately 39.20m Above Ordnance Datum (m AOD) to approximately 40.02m AOD. Ground levels across the site typically fall to the west and subordinately to the northwest.
Current Site Use	<u>Site</u> The site comprises an existing two-storey semi-detached residential dwelling with associated hardstanding and landscaped areas. An existing conservatory is located to the rear of the dwelling. Several outbuildings are present to the west of the dwelling which are unaffected by the proposed development. Existing site plans are included as Appendix B. Access to the site is provided to the east via Dunt Lane. <u>Surrounding Area</u> The site is located within a predominately rural setting, situated east of Winnersh, south of Hurst, and north of the junction between the M4 and A329(M). The site is surrounded by open fields to the west and south, with an adjacent residential dwelling located to the north.
Proposed Development	The proposed development comprises the demolition of the existing conservatory and the erection of a single-storey rear garden room extension in its place. The proposed extension will measure approximately 31m ² in size. Proposed development plans are included as Appendix C.

Table 1-1: Summary of site details.

2. Environmental Setting

LKC has undertaken a review of public domain information including British Geological Survey data, Environment Agency data, historical mapping and aerial photography to provide a summary of the environmental setting of the site. This is summarised in Table 2-1 below.

Summary of the Environmental Setting			
Geology	Superficial		Kempton Park Gravel Member described as comprising sand and gravel.
	Bedrock		London Clay Formation described as comprising clay, silt, and sand.
Hydrogeology	Aquifer Designation	Superficial	Secondary A Aquifer.
		Bedrock	Unproductive Strata.
	Source Protection Zone (SPZ)		The site is located within a Total (III) Groundwater Source Protection Zone.
Hydrology	All adjacent and internal surface water		According to OS mapping the nearest watercourse to the site is Furze Covert which is located c. 195m east of the site. A drainage ditch is present along the base of the embankment of the nearby highway junction (c. 275m south), which appears to flow to the east towards Furze Covert. Two unnamed drainage ditches along Dunt Avenue (c. 315m north) are each classified by the EA as a 'Main River'. These ditches flow in a northeasterly direction away from the site.

Table 2-1: Summary of Environmental Setting

3. Site Vulnerability

3.1. Vulnerability

As an initial phase in identifying whether a site is potentially at risk of flooding, LKC has consulted the EA Flood Map for Planning. This mapping is based on a combination of local flood model outputs, recorded flood outlines and national flood model information to identify areas that are at risk of fluvial and/or tidal flooding for strategic planning purposes.

The Flood Map for Planning divides the floodplain into three categories of flood risk, and do not take flood defences into account. The PPG (Table 1: Flood Zones, Paragraph 78) defines the Flood Zones as:

- Flood Zone 1 – Very Low Risk, with annual probability of flooding from rivers and the sea of less than 0.1% (1 in 1000).
- Flood Zone 2 – Low Risk, with annual probability of flooding of 0.1 to 1.0% from rivers and 0.1 to 0.5% from the sea.
- Flood Zone 3 – Medium to High risk of flooding with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea

The Flood Zone Mapping indicates the area of the proposed extension as being partially within Flood Zones 1 and 2.

The proposed development comprises the extension of the existing residential dwelling. For the purposes of this assessment and based on the overall site use, the proposed development has been classified as 'More Vulnerable' development.

3.2. The Sequential and Exception Test

The proposed development comprises a c. 31.5m² extension to provide a garden room, which can be classified as a small non-residential extension in accordance with footnote 62 of the NPPF. Paragraph 176 of the NPPF identifies that applications for some minor development and changes of use should not be subject to the Sequential Test, nor the Exception Test.

4. Assessment of Flood Risk

4.1. Sources of Flooding

The risk of flooding from the following sources has been considered:

Fluvial Flooding

A review of the EA Flood Map for Planning (Figure 3) indicates the area proposed for development, as well as the overall site area, is located partially within Flood Zones 1 and 2. Based on the mapped flood zone classification, consultation has been undertaken with the EA to request site specific modelled flood level data.

A response was received on 3rd February 2026 which indicated that the flooding on-site is outside of the extents of the most relevant flood model (Loddon (Lower) 2009) during each modelled flood event. The associated Product 4 report is included within Appendix A.

Additionally, according to the EA's historic flood map the entirety of the site was affected by flooding in July 2007. The cause of flooding was reported to be due to local drainage issues resulting in surface water flooding in the area. No further details are provided regarding the nature of the flooding.

Based on the above, the local flood zone classification is considered likely to be associated with flooding from surface water/drainage sources (rather than fluvial), which would be represented within the EA's Risk of Flooding from Surface Water (RoFSW) dataset and as such are discussed within the surface water flood risk section below.

Based on the above, the overall risk of fluvial flooding is considered to be low.

Tidal Flooding

The site is located a significant distance inland and is remote from any tidally influenced waterbodies. The overall risk of tidal flooding is therefore considered to be negligible.

Surface Water Flooding

A review of the EA's RoFSW dataset (Figure 4) indicates that the overall site has a variable chance of surface water flooding ranging from very low to high in the present day and future climate change (2050s epoch) scenarios. The area of the proposed extension has a low to high risk in the present-day scenario and a medium to high chance in the climate change scenario.

A review of the corresponding depth mapping indicates that the flood depths within the area of the proposed extension are less than 0.20 m in all events, including when accounting for climate change.

It is noted that a minor area in the northwest of the extension is mapped as receiving flood depths of between 0.20m and 0.30m in the low risk scenarios. This is considered likely to be an artefact of the resolution of the RoFSW mapping (2m x 2m), with this depth of flooding anticipated to be confined off-site within the adjacent garden of 1 Red Tiles to the north. An existing boundary wall is understood to be present in this location which would constrain any flows from this area entering the site.

Based on the overall size of the proposed extension and the shallow depth of flooding, it is anticipated that there will be a negligible increase in the overall displacement of surface water flooding thus no requirement to provide specific flood compensation. Any potential increase in displacement would be

anticipated to be contained within the wider site area and would therefore not result in an increased risk off-site.

Additionally, given that the proposed extension is sited within an area of existing hardstanding, there would be no anticipated increase in impermeable area associated with the proposed development.

The proposed development comprises the demolition of an existing single-storey conservatory and the erection of a single-storey rear garden room extension in its place. The extension is estimated to measure c. 31.5m² in size and will extend into an area of existing hardstanding. Given that the existing dwelling is already mapped as being at risk of surface water flooding, the proposed development is not considered to result in a significant increase in flood risk within the site and will result in no increase in development vulnerability or number of site users.

Based on the above, the overall risk of surface water flooding is considered low in the context of the development proposals and the shallow depths of flooding across all modelled pluvial flood scenarios. Notwithstanding, it is recommended that threshold levels are raised a minimum of 0.2m above external ground levels where possible to further reduce the potential for the ingress of water in the event of surface water flooding.

Groundwater Flooding

According to BGS mapping, the site is underlain by superficial deposits comprising sands and gravels of the Kempton Park Gravel Member, which is then underlain by bedrock from the London Clay Formation which is described as comprising clay, silt, and sand.

The EA classifies the superficial deposits as a Secondary (A) Aquifer, which indicates it is likely to comprise permeable layers capable of supporting water supply at a local rather than strategic scale. The London Clay bedrock is classified as Unproductive Strata, which indicates it is likely to have a low permeability and offer negligible water supply.

There are no relevant (i.e. within 250m) boreholes mapped within the same geological strata as the site from which the underlying hydrogeological conditions can be inferred. A review of the BGS London and Thames Valley BGS model would suggest that the superficial deposits are very shallow across the site area, with only a 0.7m thickness before their contact with the London Clay. As such, the groundwater potential associated with the superficial aquifer is considered to be limited.

There are no proposed basement levels, with no lowering of ground levels anticipated as part of the extension. The overall risk of groundwater flooding is considered to be low in the context of the proposed scheme.

Sewer Flooding

The site is presumed to be positively drained. There will be no increase in overall site occupants and thus no additional foul load on the existing drainage network. The potential increase in surface water runoff as a result of the proposed development is anticipated to be negligible, due to the small scale of the extension and that the extension is sited on an area of existing hardstanding.

Based on the above, the overall risk of sewer flooding is considered to be low in the context of the proposed development.

Flooding from Artificial Sources

The EA Long Term Flood Maps indicate the site is not located within an area that is at risk of flooding in the event of reservoir failure.

There are no canals within the vicinity of the site therefore the risk of canal flooding is considered to be negligible.

Based on the above, the overall risk of flooding from artificial sources is considered to be negligible.

5. Summary and Recommendations

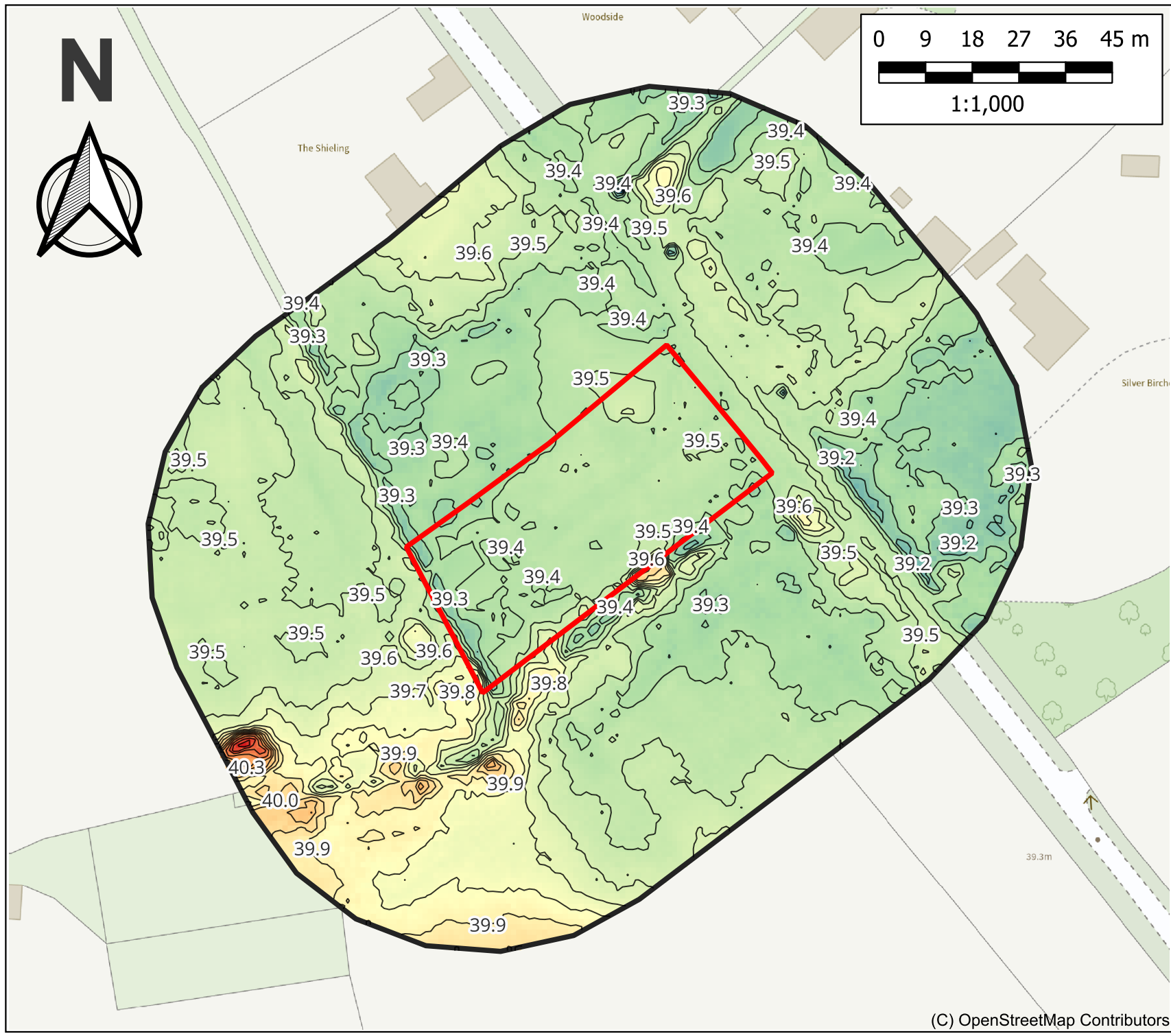
This Flood Risk Statement has been prepared to support the planning application for the proposed extension of the existing residential dwelling.

The EA Flood Map for Planning indicates the site is located partially within Flood Zone 2, which is considered to be reflective of the surface water flood risk and historic drainage flood event, rather than a fluvial or tidal risk.

The overall risk of surface water flooding is considered to be low. Notwithstanding, it is recommended that threshold levels for the extension are raised a minimum of 0.2m above external ground levels where possible to further reduce the potential for the ingress of water in the event of surface water flooding.

The risk of flooding from all other sources is considered to be negligible to low.

Figures



KEY

Site Boundary

LiDAR DTM Elevation
(mAOD)

40.78

38.85

— 0.1m Contours

LIDAR data has been extracted from published the DEFRA Data Services. It should be noted that LIDAR data has a typically +/- 150mm error margin. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

LK CONSULT

Client:

Sandra Dean

Site:

Dunt Lane, Hurst

Title:

LiDAR Elevation Data

Job No.:

FRA261019

Scale (see scale bar):

1:1,000 @ A4

Figure:

2

Rev:

Drawn By:

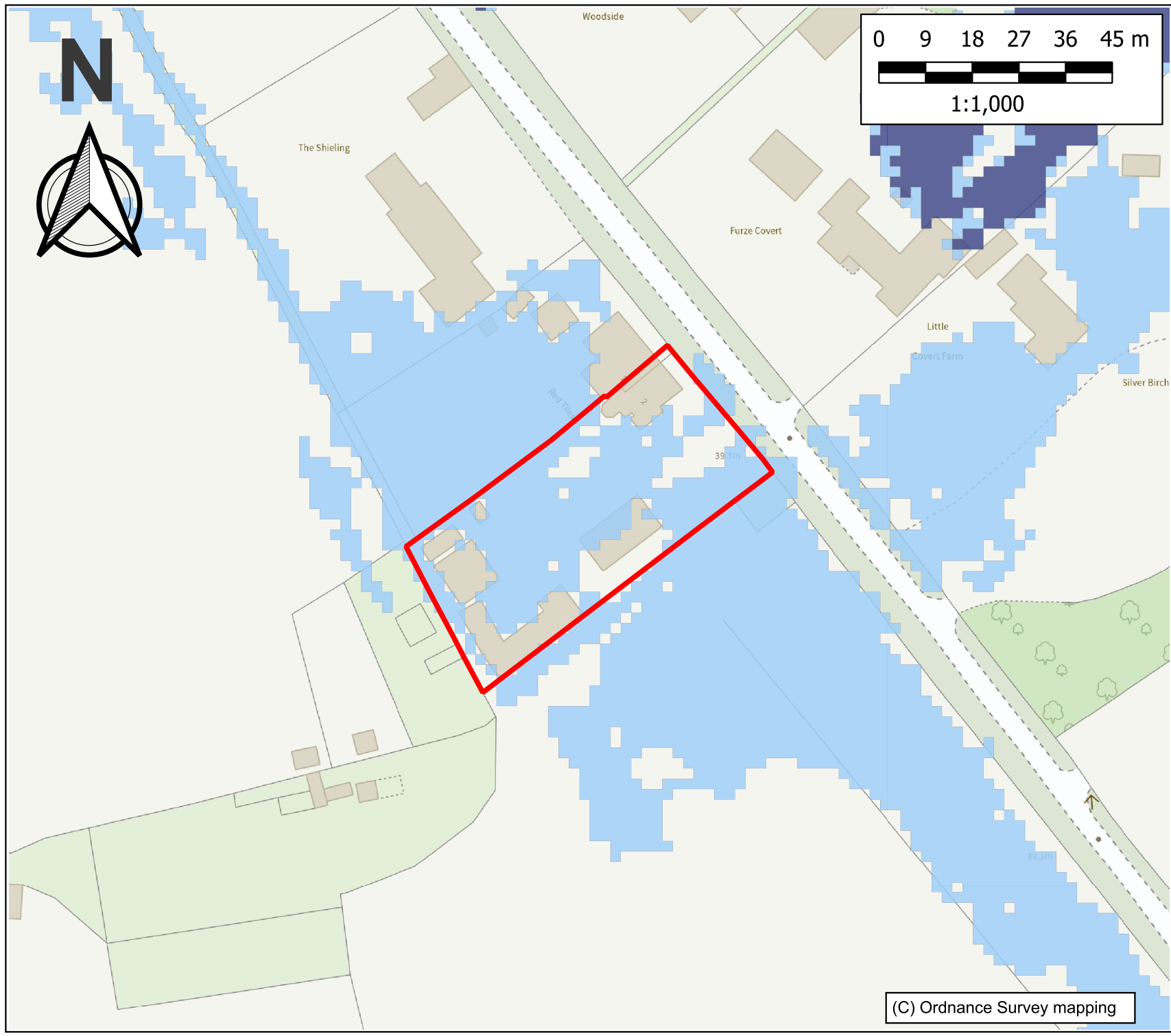
AF

Checked By:

DP

Drawn:

February 2026



KEY

Site Boundary

EA Flood Zone extents

Flood Zone 3

Flood Zone 2

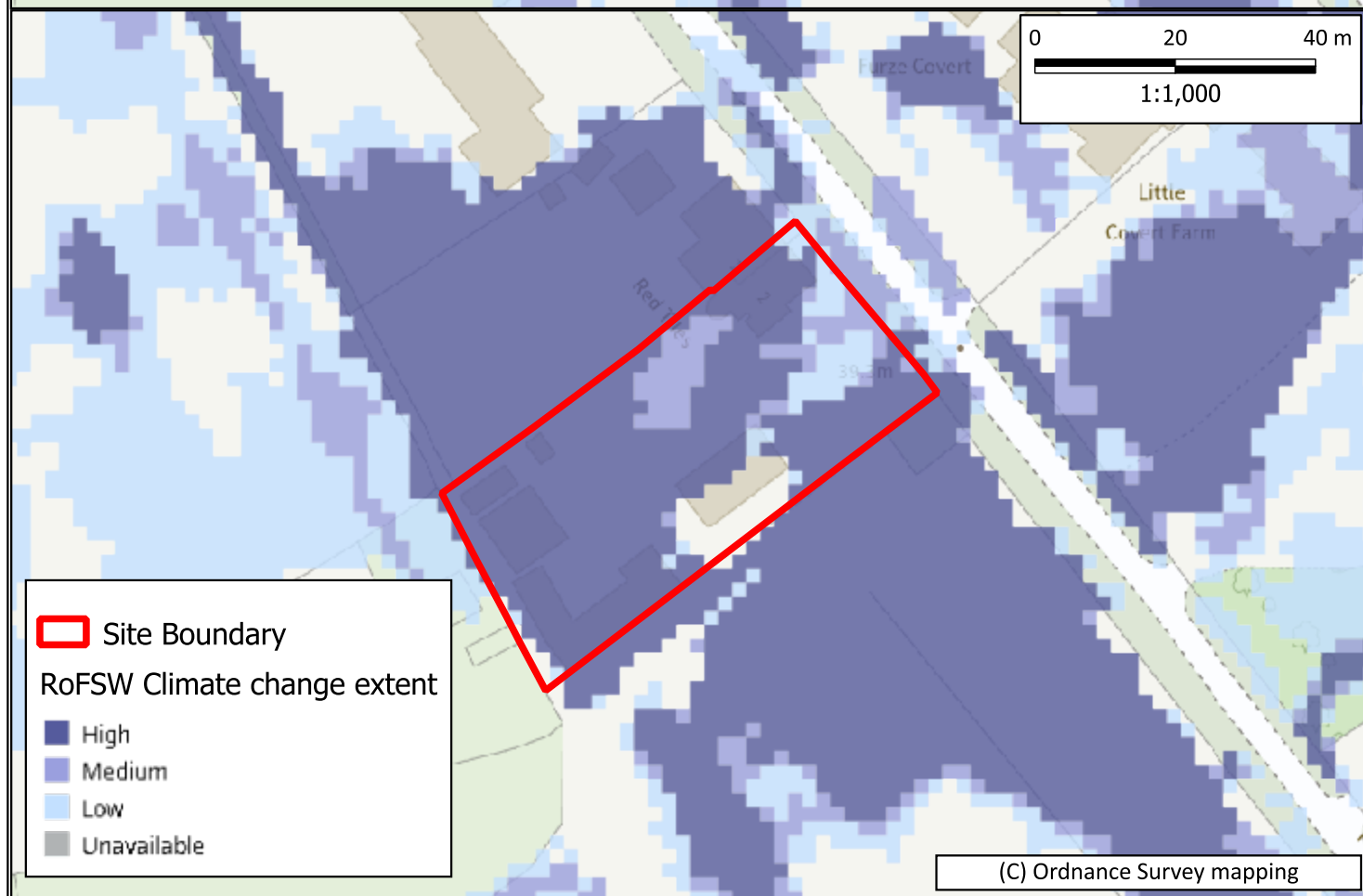
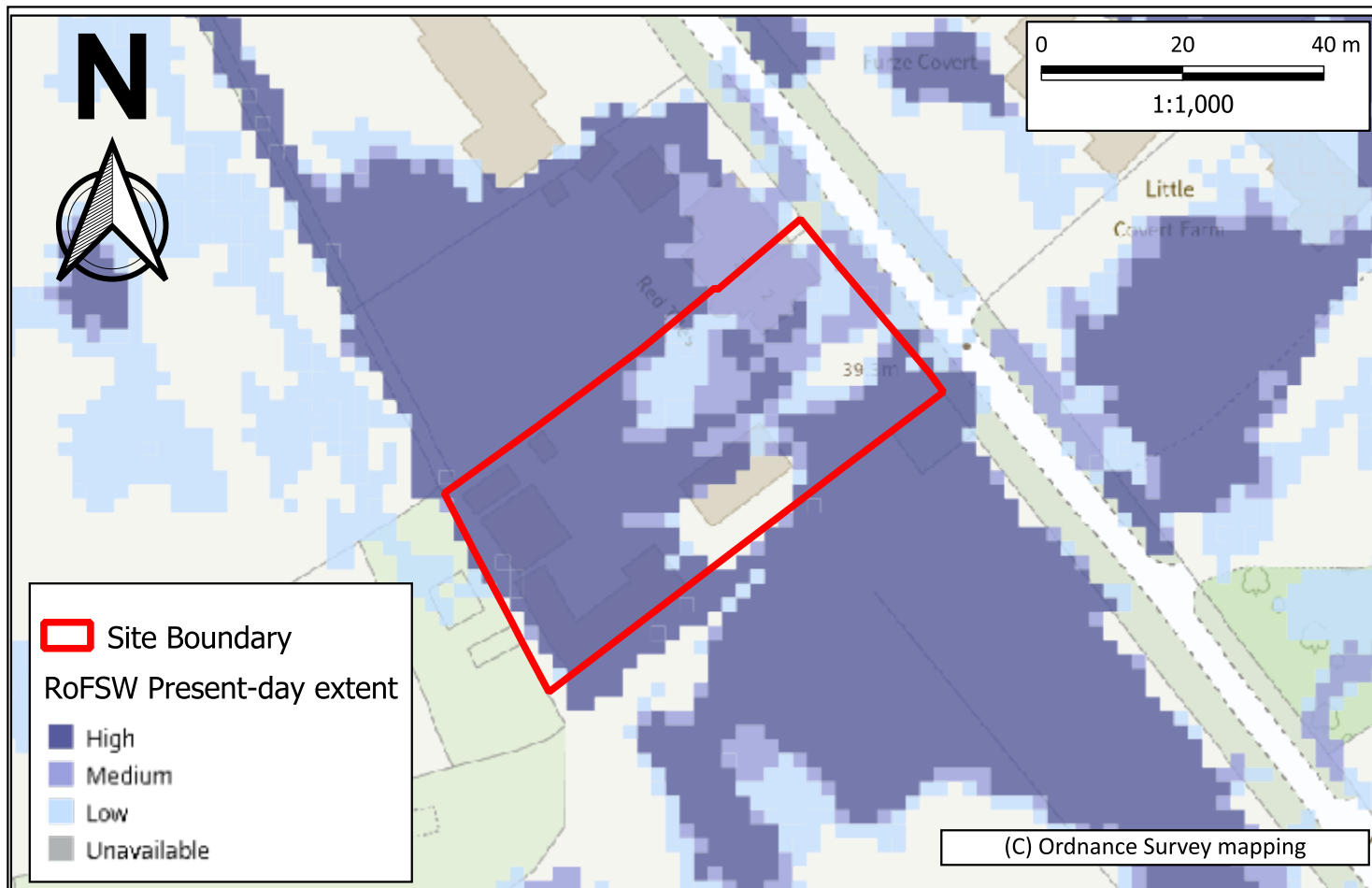
LIDAR data has been extracted from published the DEFRA Data Services. It should be noted that LIDAR data has a typically +/- 150mm error margin. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.



LK CONSULT

Client:		Sandra Dean	
Site:		Dunt Lane, Hurst	
Title:		Flood Zone extents	
Job No:	Scale (see scale bar):	Figure:	Rev:
FRA261019	1:1,000 @ A4	3	
Drawn By:	Checked By:	Drawn:	
AF	DP	February 2026	

(C) Ordnance Survey mapping



Client: Sandra Dean		Title: Risk of Flooding from Surface Water extent mapping		 LK CONSULT
Site: Dunt Lane, Hurst		Scale (see scale bar): 1:1,000 @ A4		
Job No.: LKC 261019	Drawn By: AF	Checked By: DP	Drawn: February 26	
		Figure: 4		Revision:

Appendix A – Environment Agency Data

Flood risk assessment data



Location of site: 479524 / 171370 (shown as easting and northing coordinates)

Document created on: 14 January 2026

This information was previously known as a product 4.

Customer reference number: D6WK827A72HJ

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Wokingham.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Loddon (Lower) 2009

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

Date: 1 January 2009

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 2.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

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

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



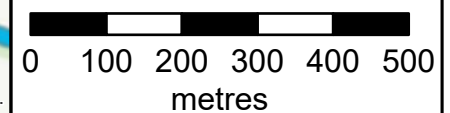
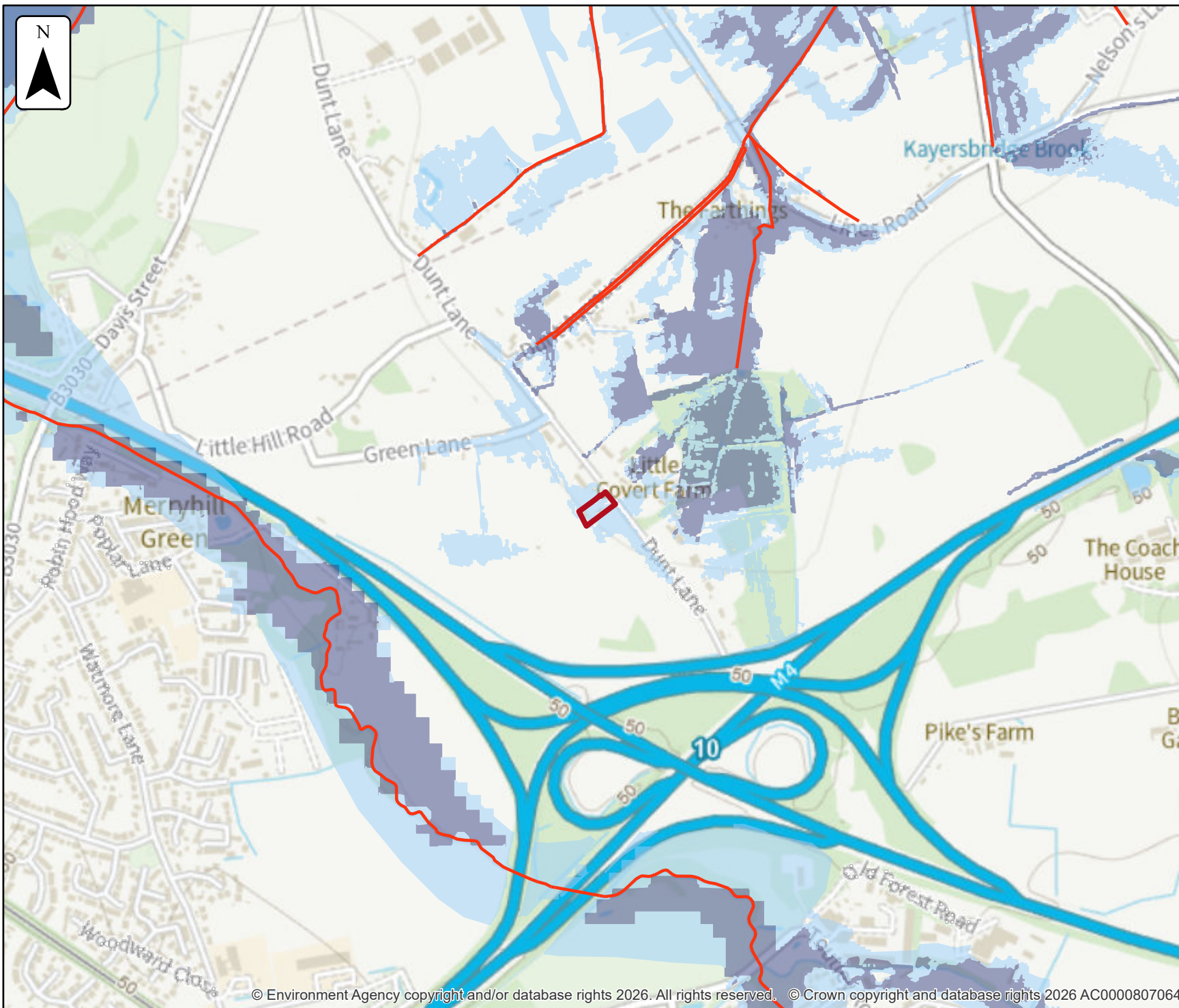
Flood map for planning

Location (easting/northing)
479524/171370

Scale
1:10,000

Created
14 Jan 2026

-  Selected area
-  Main river
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

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

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Wokingham Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



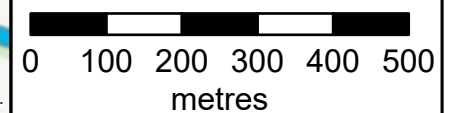
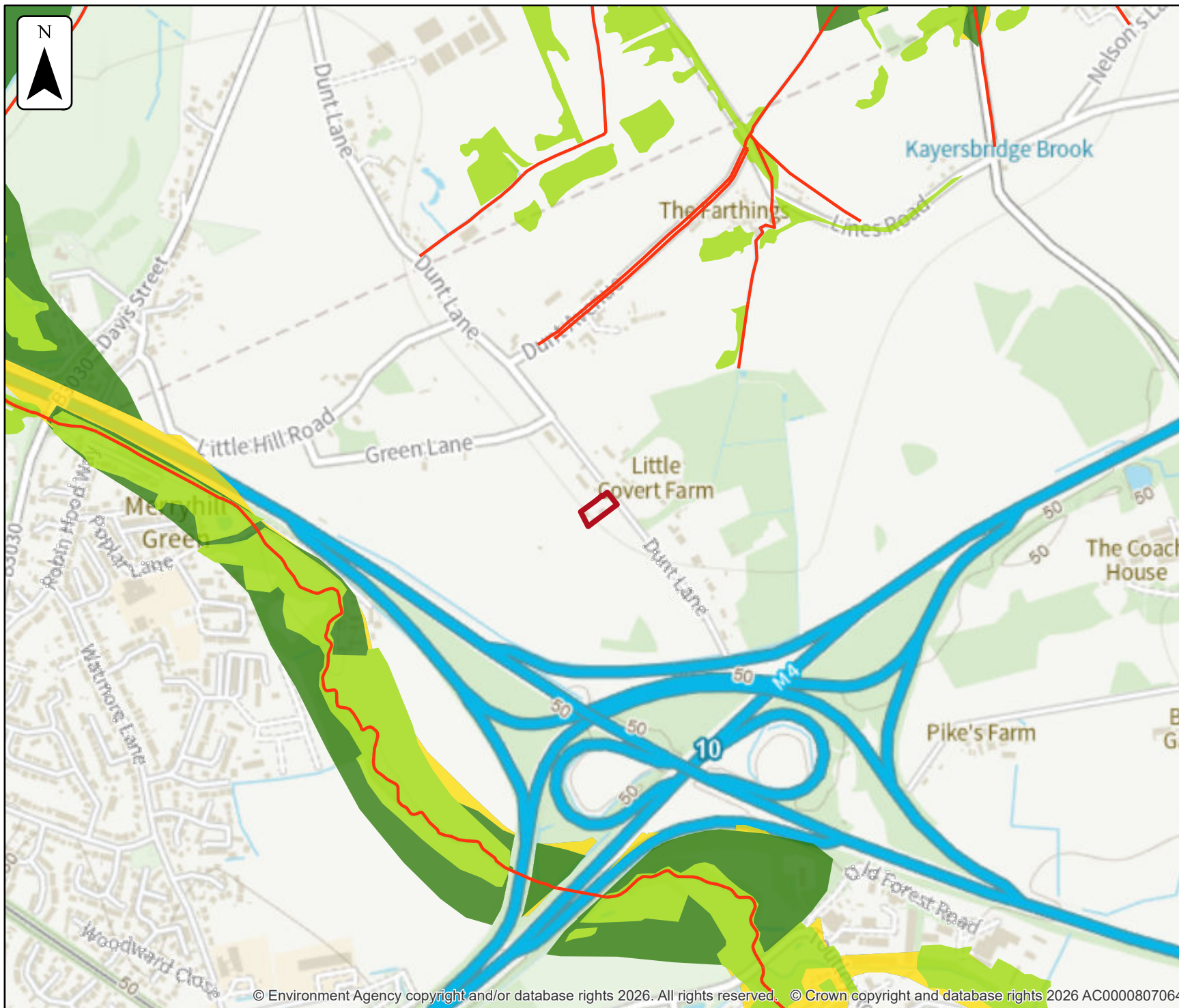
Past floods

Location (easting/northing)
479524/171370

Scale
1:10,000

Created
14 Jan 2026

-  Selected area
-  Main river
- Date of flood event
-  July, 2007
 -  1991
 -  1981
 -  1974
 -  1947



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
20 July 2007	21 July 2007	main river	channel capacity exceeded (no raised defences)	No
1991	1991	main river	channel capacity exceeded (no raised defences)	No
1981	1981	main river	channel capacity exceeded (no raised defences)	No
1974	1974	main river	channel capacity exceeded (no raised defences)	No
1947	1947	main river	channel capacity exceeded (no raised defences)	No

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



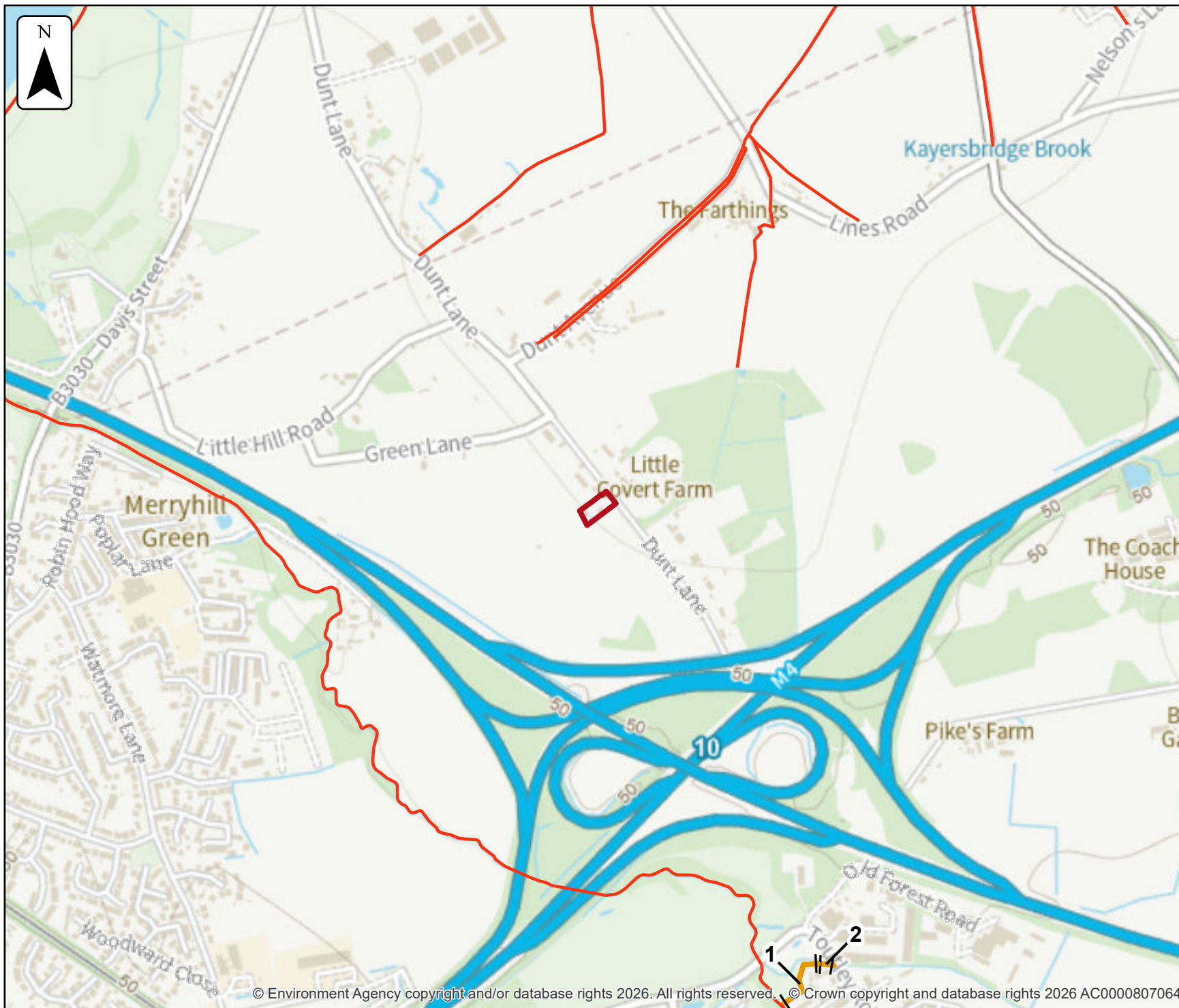
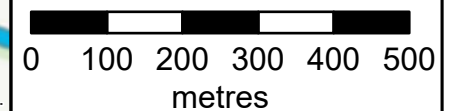
Flood defences

Location (easting/northing)
479524/171370

Scale
1:10,000

Created
14 Jan 2026

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	772290	Embankment					
2	771690	Wall					

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

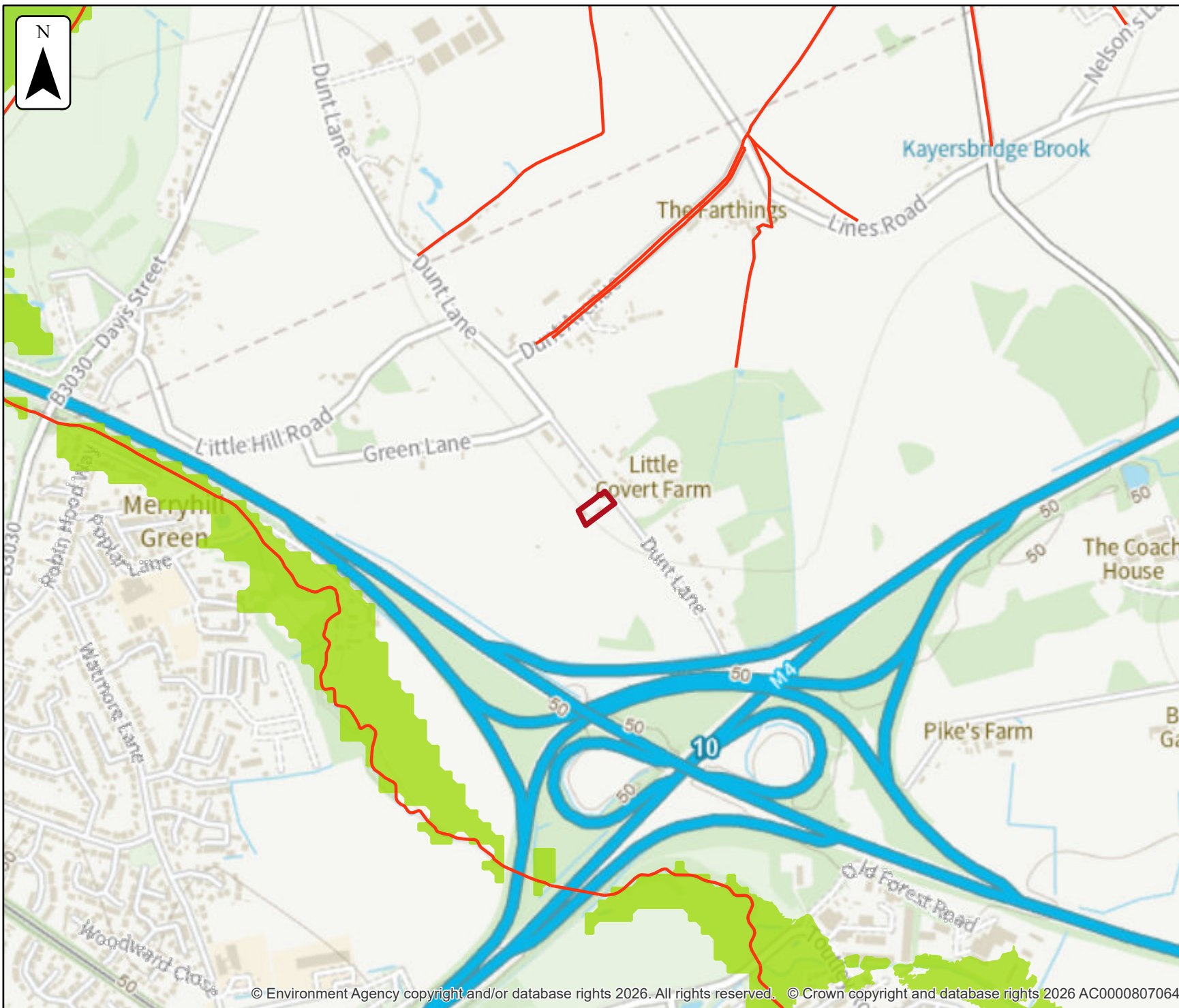
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change



**No defences exist
climate change
modelled fluvial extent**

Location (easting/northing)
479524/171370

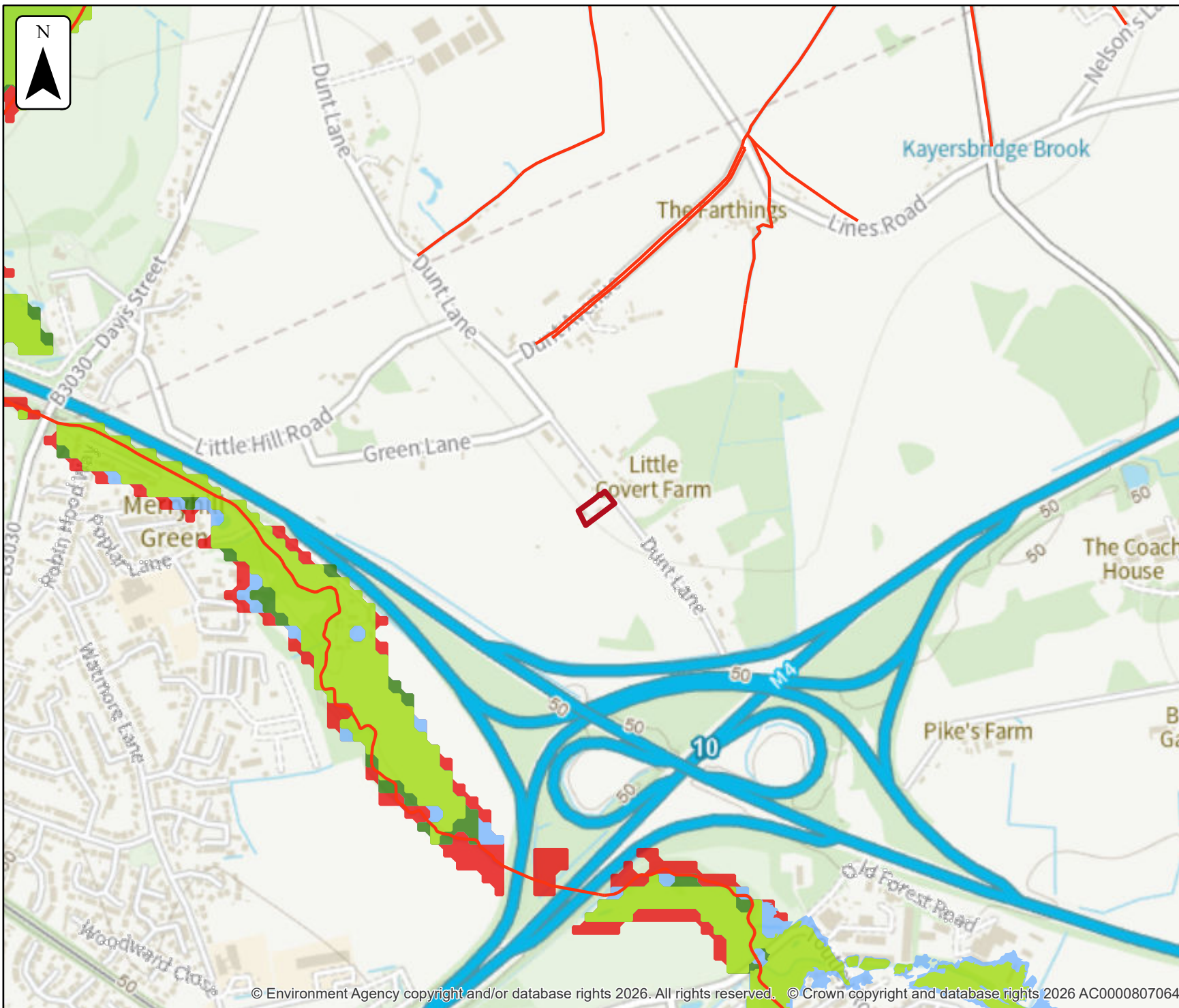
Scale Created
1:10,000 14 Jan 2026

Model name
Loddon (Lower) 2009

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+20%)

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





No defences exist modelled fluvial extent

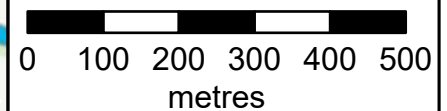
Location (easting/northing)
479524/171370

Scale Created
1:10,000 14 Jan 2026

Model name
Loddon (Lower) 2009

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

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





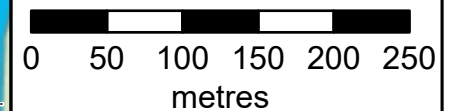
No defences exist modelled fluvial node locations

Location (easting/northing)
479524/171370

Scale Created
1:5,000 14 Jan 2026

Model name
Loddon (Lower) 2009

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	5% AEP	2% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Level	Level
1	1207796	478977	171207	39.81	40.73	40.96	41.26	42.04
2	1207960	478994	171024	0.0	0.0	0.0	0.0	0.0
3	1207466	478998	171125	0.0	0.0	0.0	0.0	0.0
4	1207225	479001	171078	40.0	40.55	40.65	40.80	41.32
5	1207627	479019	171212	0.0	0.0	0.0	0.0	0.0
6	1207421	479027	170993	40.16	40.59	40.68	40.78	41.21
7	1207849	479027	171168	39.88	40.51	40.65	40.97	41.71
8	1207753	479060	170961	0.0	0.0	0.0	0.0	0.0
9	1207573	479091	170887	0.0	0.0	0.0	0.0	0.0
10	1207572	479093	170943	40.30	40.68	40.75	40.84	41.24

Data in this table comes from the Loddon (Lower) 2009 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	20% AEP	5% AEP	2% AEP	1% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow
1	1207796	478977	171207	0.0	0.0	0.0	0.0	0.0
2	1207960	478994	171024	4.40	5.30	5.30	5.30	6.30
3	1207466	478998	171125	4.40	6.80	6.80	8.30	19.80
4	1207225	479001	171078	0.0	0.0	0.0	0.0	0.0
5	1207627	479019	171212	4.40	6.40	9.40	15.80	29.0
6	1207421	479027	170993	0.0	0.0	0.0	0.0	0.0
7	1207849	479027	171168	0.0	0.0	0.0	0.0	0.0
8	1207753	479060	170961	4.40	6.70	7.0	7.20	8.10
9	1207573	479091	170887	4.40	7.40	7.50	7.60	7.70
10	1207572	479093	170943	0.0	0.0	0.0	0.0	0.0

Data in this table comes from the Loddon (Lower) 2009 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.



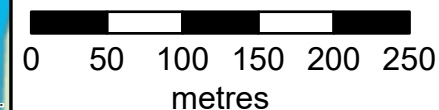
**No defences exist
climate change
modelled fluvial
node locations**

Location (easting/northing)
479524/171370

Scale Created
1:5,000 14 Jan 2026

Model name
Loddon (Lower) 2009

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
				Level	Flow
1	1207796	478977	171207	41.54	0.0
2	1207960	478994	171024	0.0	5.30
3	1207466	478998	171125	0.0	9.90
4	1207225	479001	171078	40.95	0.0
5	1207627	479019	171212	0.0	24.0
6	1207421	479027	170993	40.92	0.0
7	1207849	479027	171168	41.16	0.0
8	1207753	479060	170961	0.0	7.40
9	1207573	479091	170887	0.0	7.60
10	1207572	479093	170943	40.97	0.0

Data in this table comes from the Loddon (Lower) 2009 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.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Wokingham.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Thames Environment Agency team at enquiries_thm@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Product 4 (Detailed Flood Risk) for property at SU7952471370

Our Ref: EIR2026/02792

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

EIR2026/02792

Model: Loddon (Lower) 2009

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

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

Model design runs (Main River Loddon):

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

Mapped outputs (main River Loddon):

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

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

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

Mapped outputs (tributaries):

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

Model accuracy:

Levels $\pm$ 250mm

Appendix B – Existing Site Plans

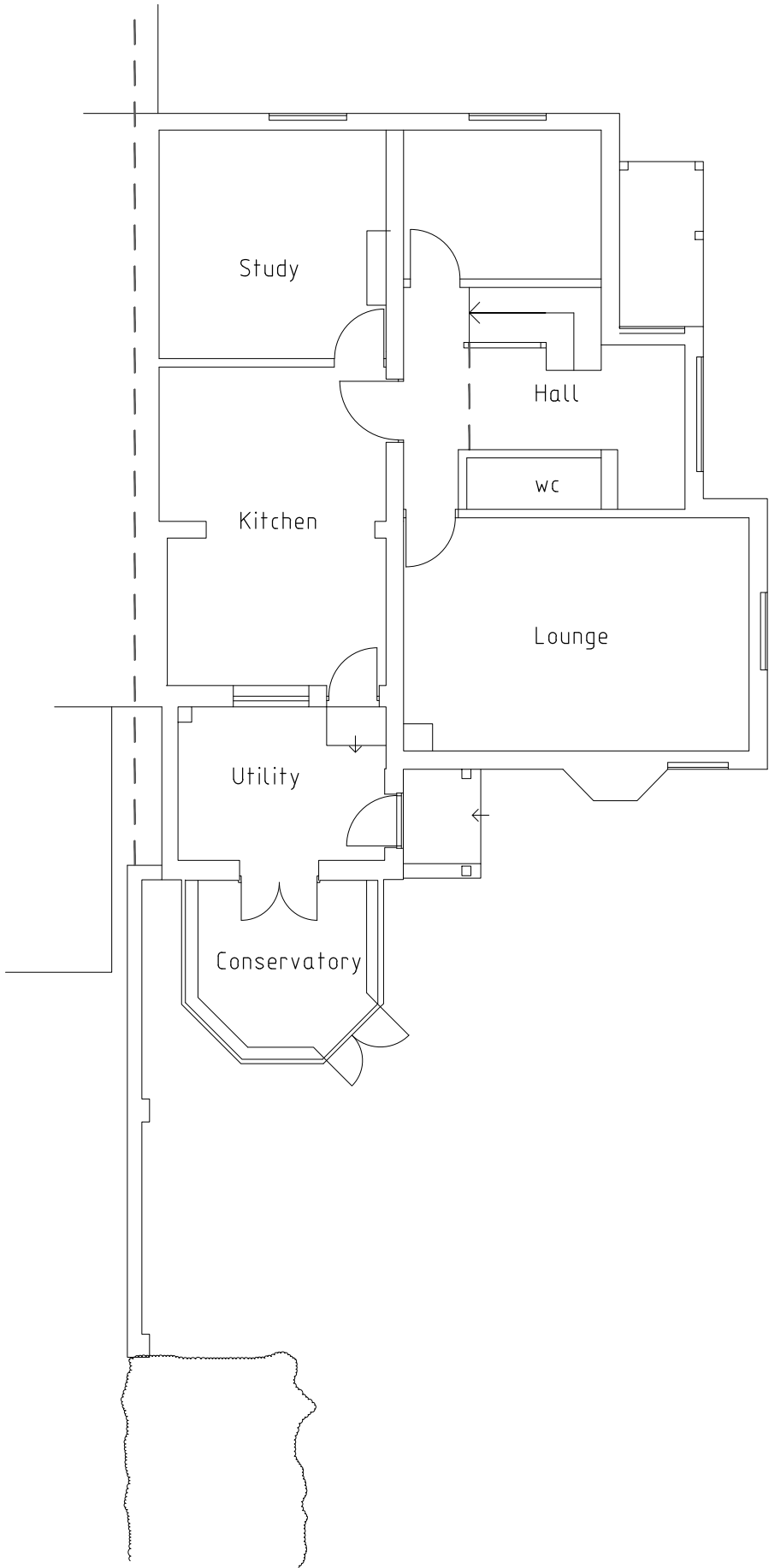
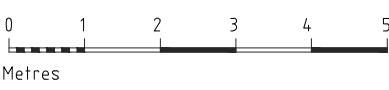


Rear Elevation 1 :100

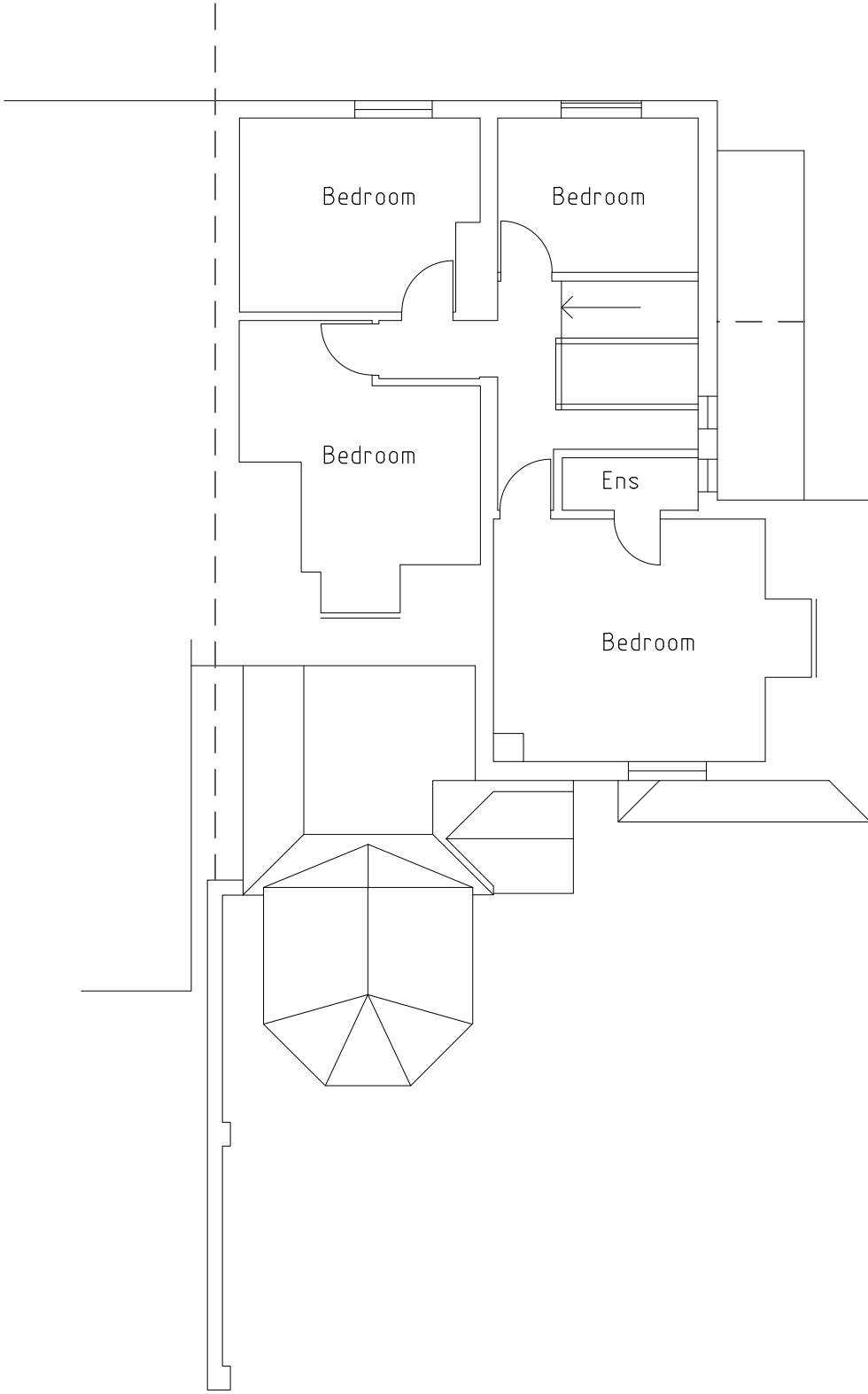
Side Elevation 1 :100

Side Elevation 1 :100

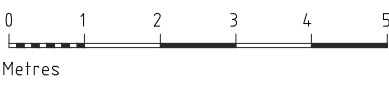
Side Elevation 1 :100



Ground Floor Plan 1 :100



First Floor Plan 1 :100

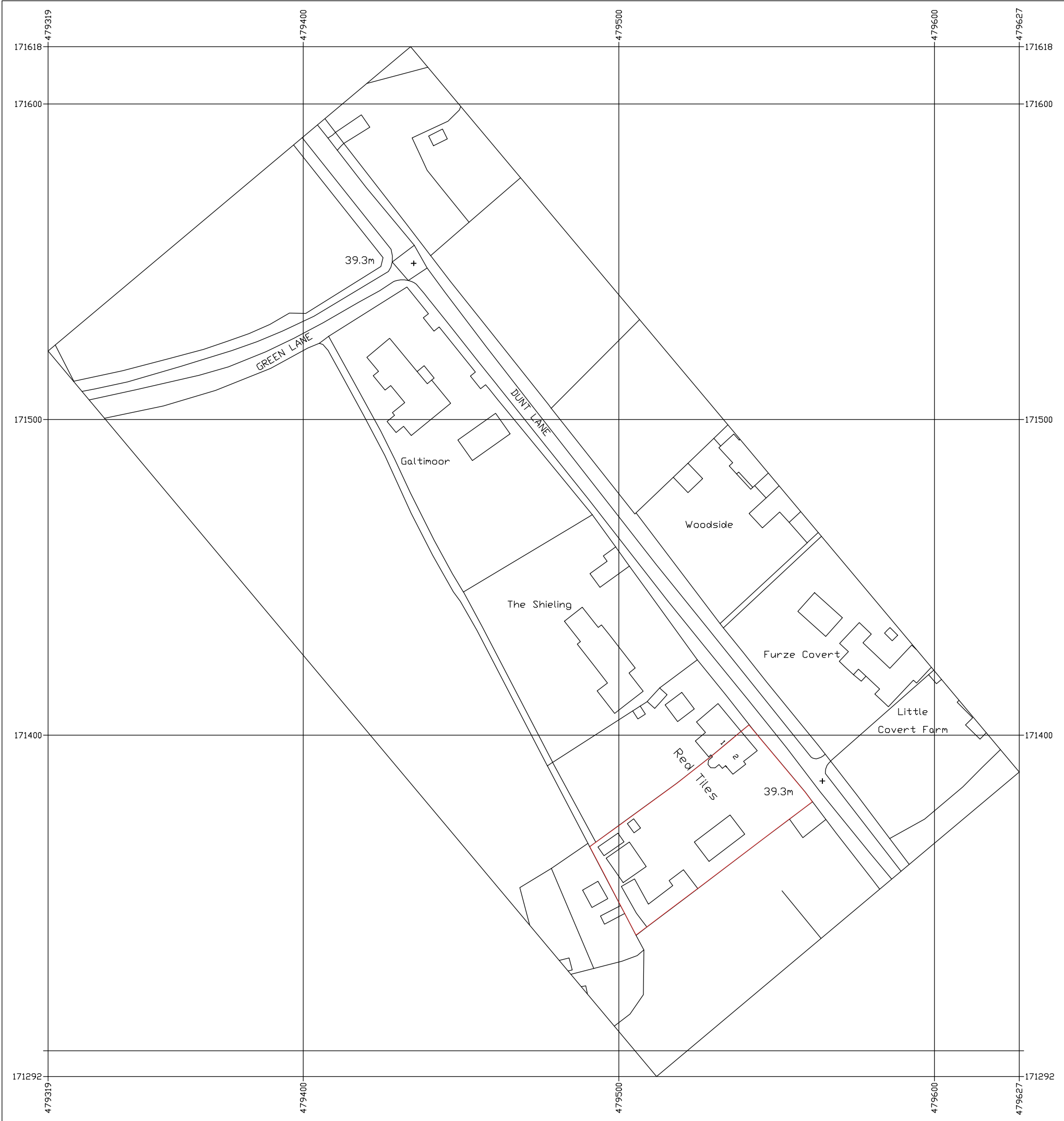


A	24-7-25	Additional info added
	Date	Revision
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Client		
Mr & Mrs Dean		
Job Title		
2 Red Tiles, Dunt Lane, Hurst, RG10 0TE.		
Drawing Title		
As Existing Plans & Elevations		
Scale AS @ A1		
Date	June 2025	Drawn by JRB
Drawing No. S/25/ 10		Rev. A

Appendix C – Proposed Site Plans



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Location Plan 1 :1250

	Date	Revision
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Client		
Mr & Mrs Dean		
Job Title		
2 Red Tiles, Dunt Lane, Hurst, RG10 0TE.		
Drawing Title		
Location/ Site Plans		
Scale AS @ A2		
Date	Jan 2025	Drawn by JRB
Drawing No.		Rev.
SP/25/ 02		-

Appendix D – References

¹ Ministry of Housing, Communities and Local Government, December 2024, “National Planning Policy Framework”.

² Ministry of Housing Communities and Local Government. “Planning Practice Guidance” Ministry of Housing, Communities and Local Government, February 2024, “Planning practice guidance”.

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