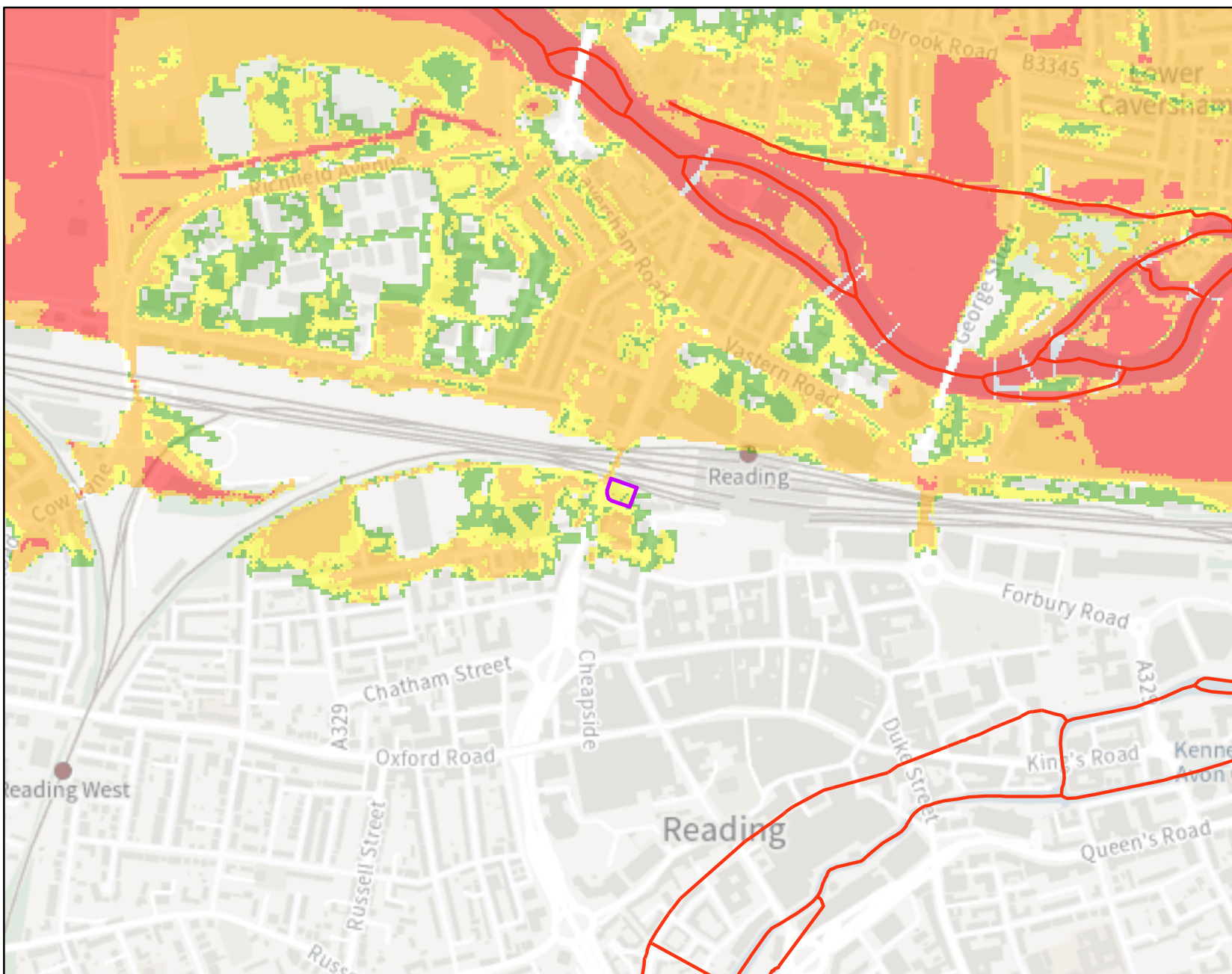


Hazard Map (for the 1%+70% climate change scenario) centred on RG1 1NH

Created on 04/07/2025 REF: EIR2025/14893 (Thames 2019)



Legend

- Statutory Main Rivers
- RG1 1NH
- Very low hazard – Caution
- Danger for some – includes children, the elderly and the infirm
- Danger for most – includes the general public
- Danger for all – includes the emergency services

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

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

HR = flood hazard rating
d = depth of flooding (m)
v = velocity of floodwaters (m/sec)
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

Flood risk assessment data



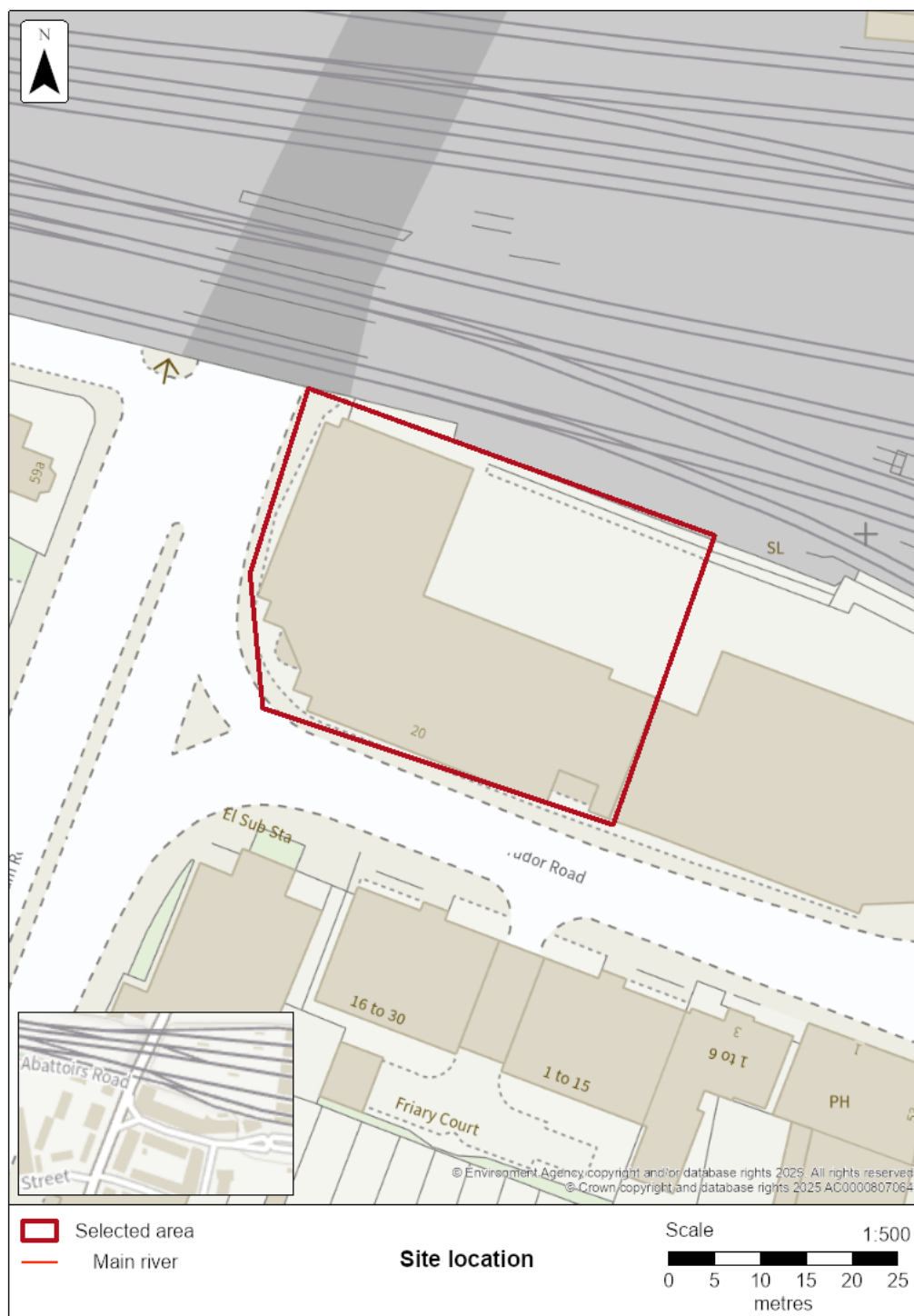
Location of site: 471222 / 173850 (shown as easting and northing coordinates)

Document created on: 4 July 2025

This information was previously known as a product 4.

Customer reference number: HVXTWFDKEY7A

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 Reading.

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

About the models used

Model name: Kennet (Tyle Mill to Thames Confluence) 2018
Scenario(s): Defended fluvial, defended climate change fluvial
Date: 12 July 2018

Model name: Thames (Pangbourne to Sonning) 2019
Scenario(s): No defences exist fluvial, no defences exist climate change fluvial
Date: 1 January 2020

These models contain 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



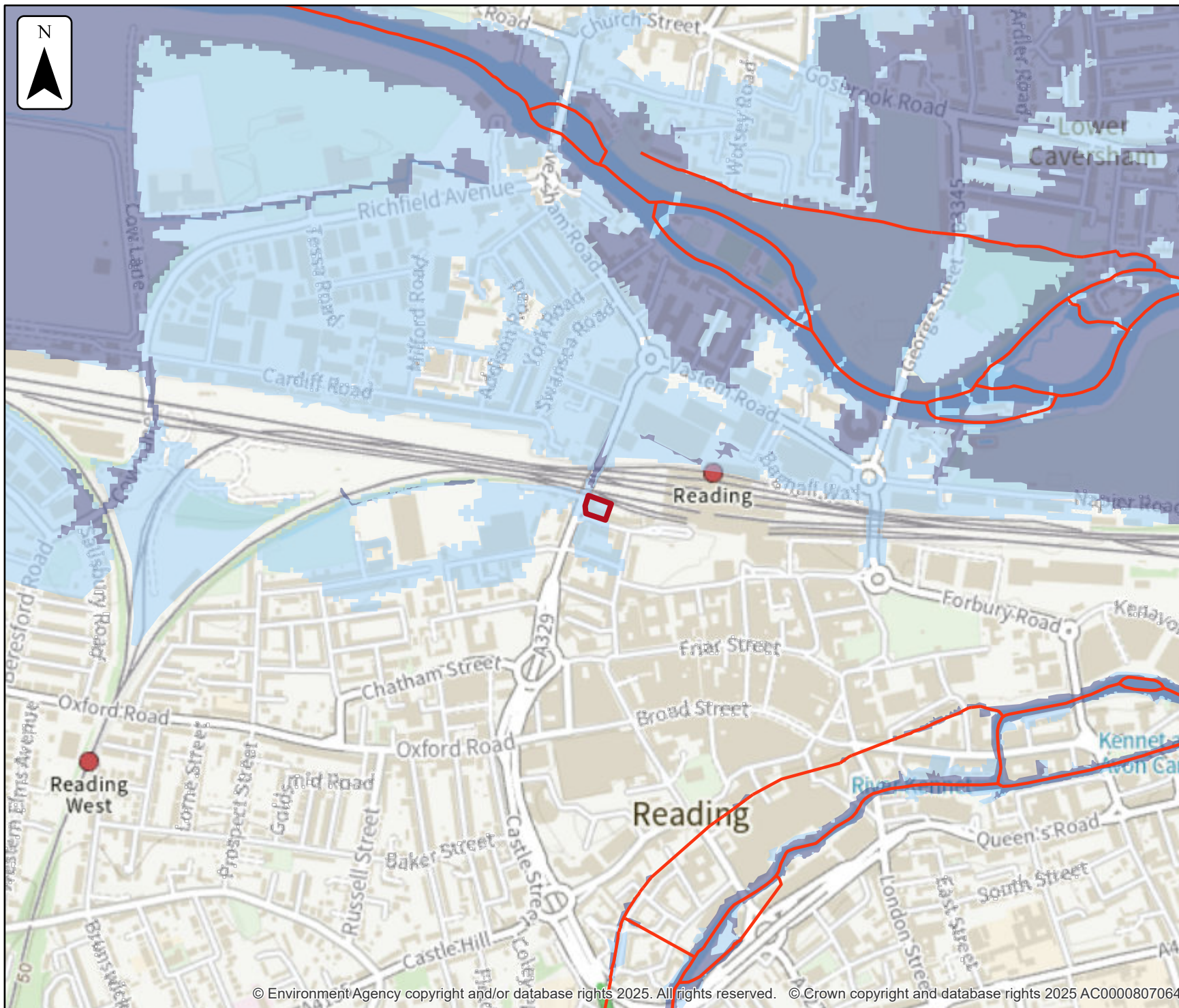
Flood map for planning

Location (easting/northing)
471222/173850

Scale
1:10,000

Created
4 Jul 2025

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



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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

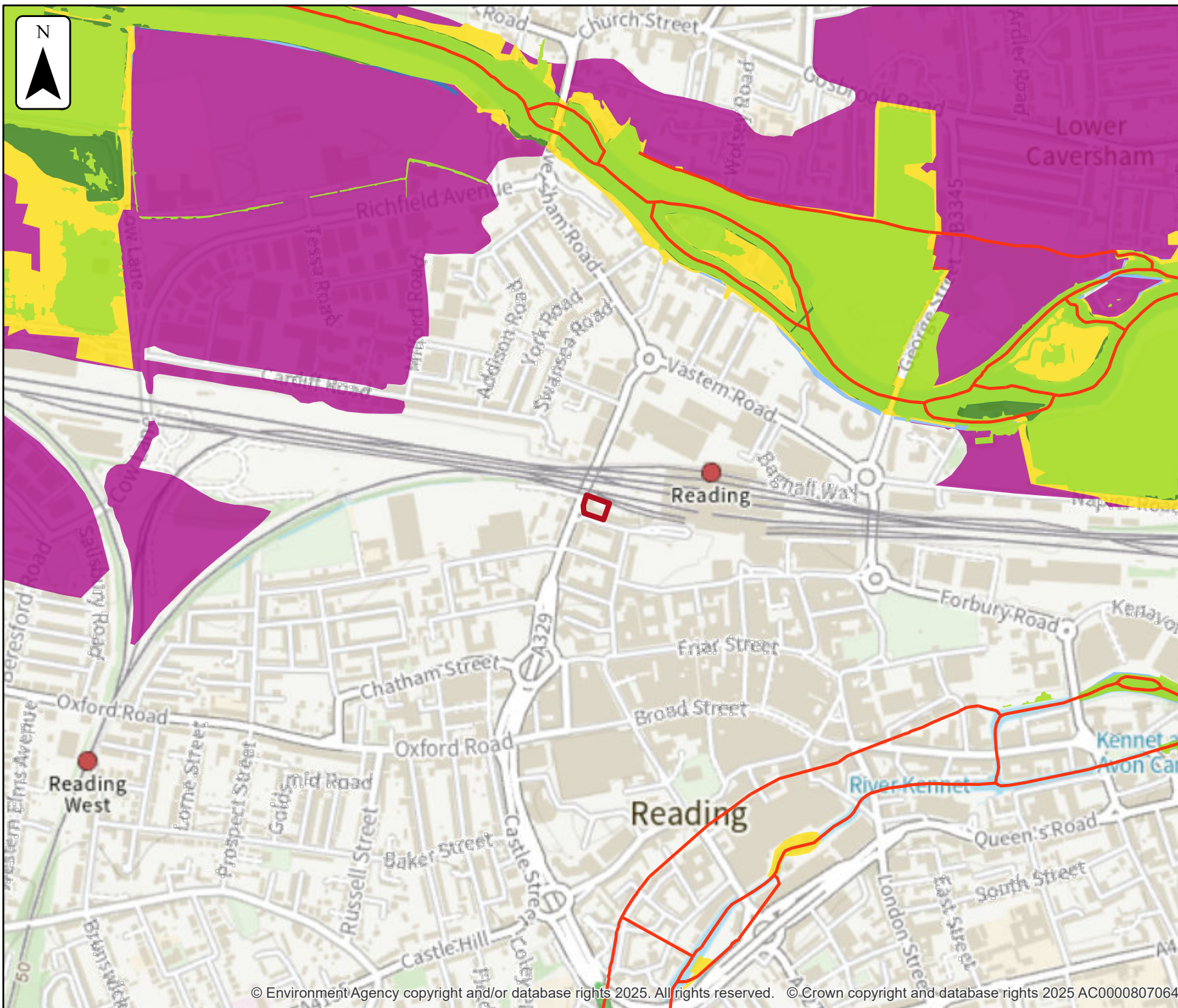
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

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



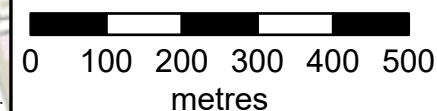
Past floods

Location (easting/northing)
471222/173850

Scale
1:10,000

Created
4 Jul 2025

-  Selected area
-  Main river
- Date of flood event
 -  November, 2013
 -  July, 2007
 -  December, 2002
 -  2000
 -  1977
 -  1974
 -  1947



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
23 November 2013	28 February 2014	main river	channel capacity exceeded (no raised defences)	No
19 July 2007	29 July 2007	main river	channel capacity exceeded (no raised defences)	No
23 December 2002	12 January 2003	main river	channel capacity exceeded (no raised defences)	No
2000	2000	main river	channel capacity exceeded (no raised defences)	No
1977	1977	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

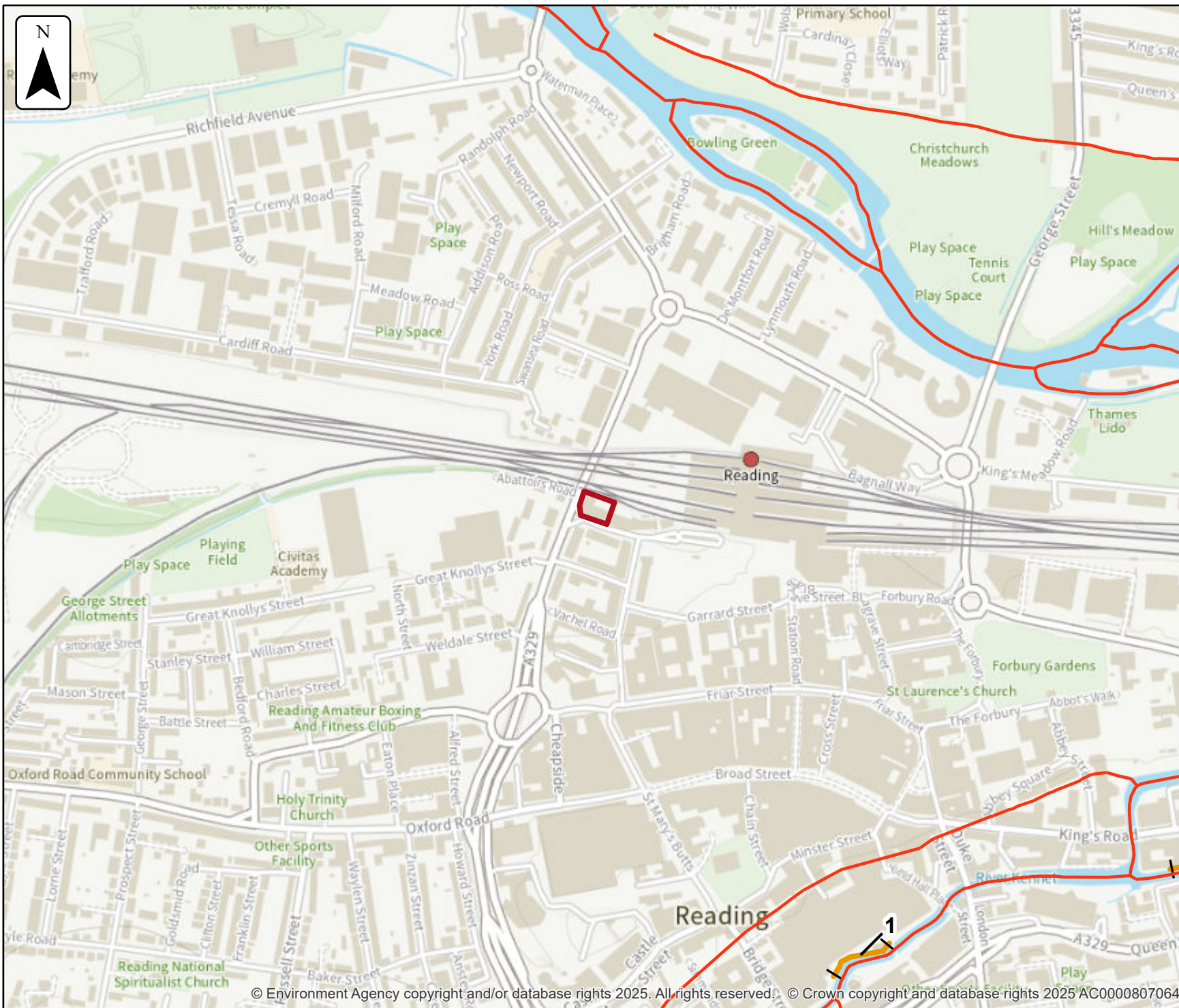
The flood defences map shows the location of the flood defences present.

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



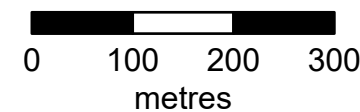
Flood defences

Location (easting/northing)
471222/173850

Scale
1:7,500

Created
4 Jul 2025

-  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	142687	Wall	5				

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

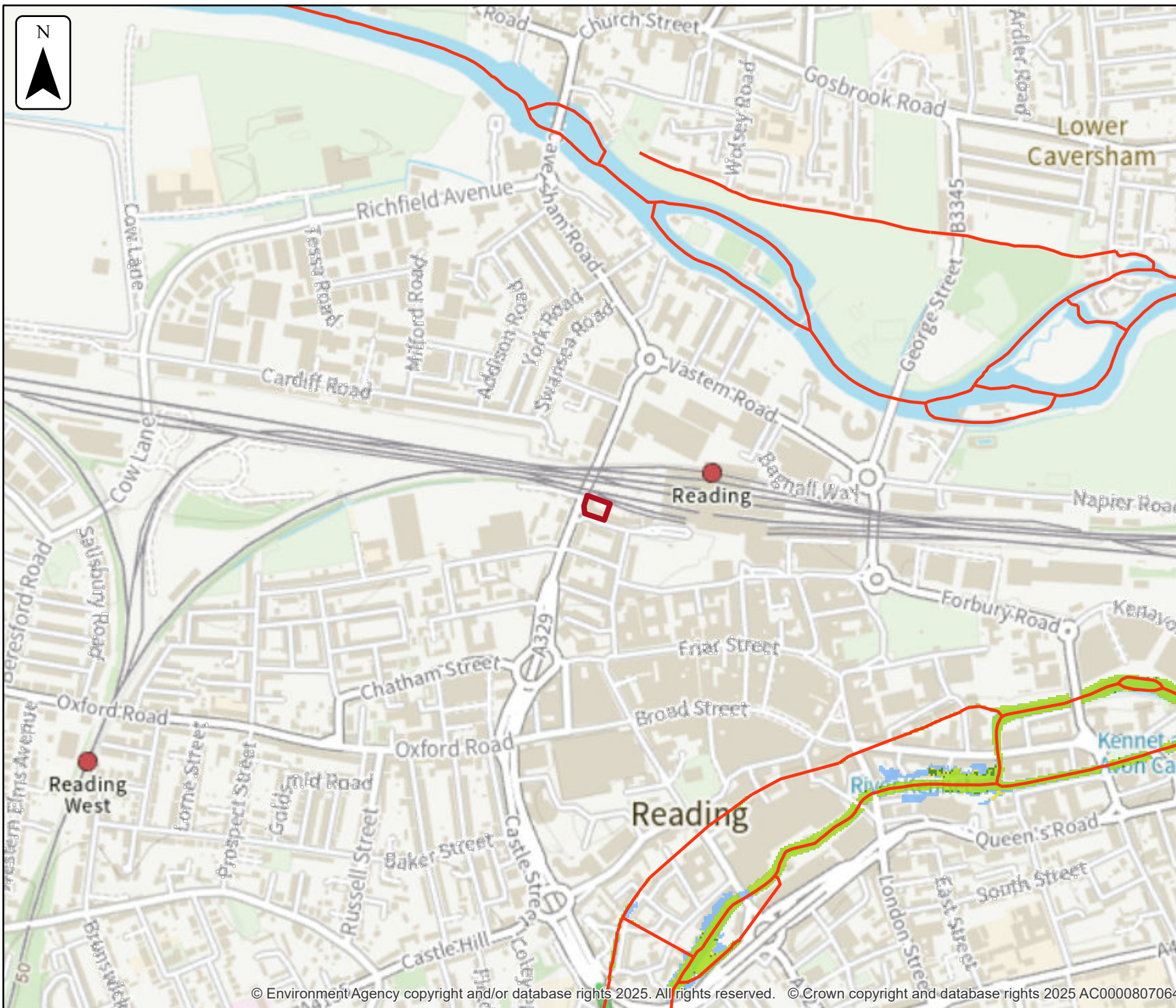
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

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:

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



Defended climate change modelled fluvial extent

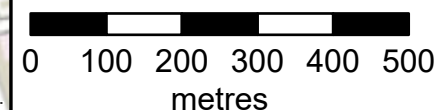
Location (easting/northing)
471222/173850

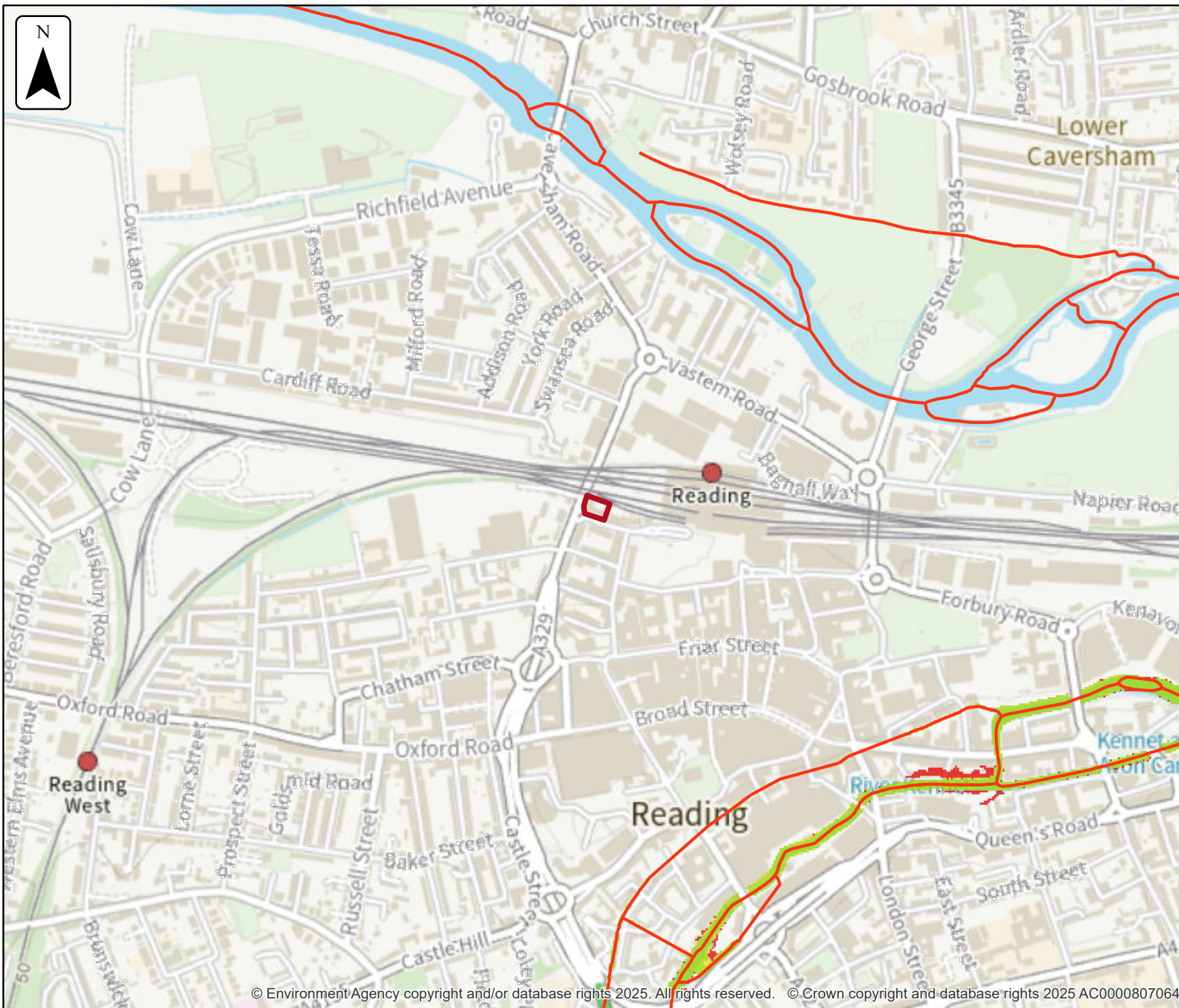
Scale Created
1:10,000 4 Jul 2025

Model name
**Kennet (Tyle Mill to
Thames Confluence)**

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+15%)
 -  1% AEP (+25%)
 -  1% AEP (+35%)
 -  1% AEP (+70%)

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





Defended modelled fluvial extent

Location (easting/northing)
471222/173850

Scale Created
1:10,000 4 Jul 2025

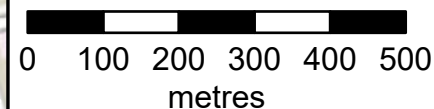
Model name
Kennet (Tyle Mill to Thames Confluence)

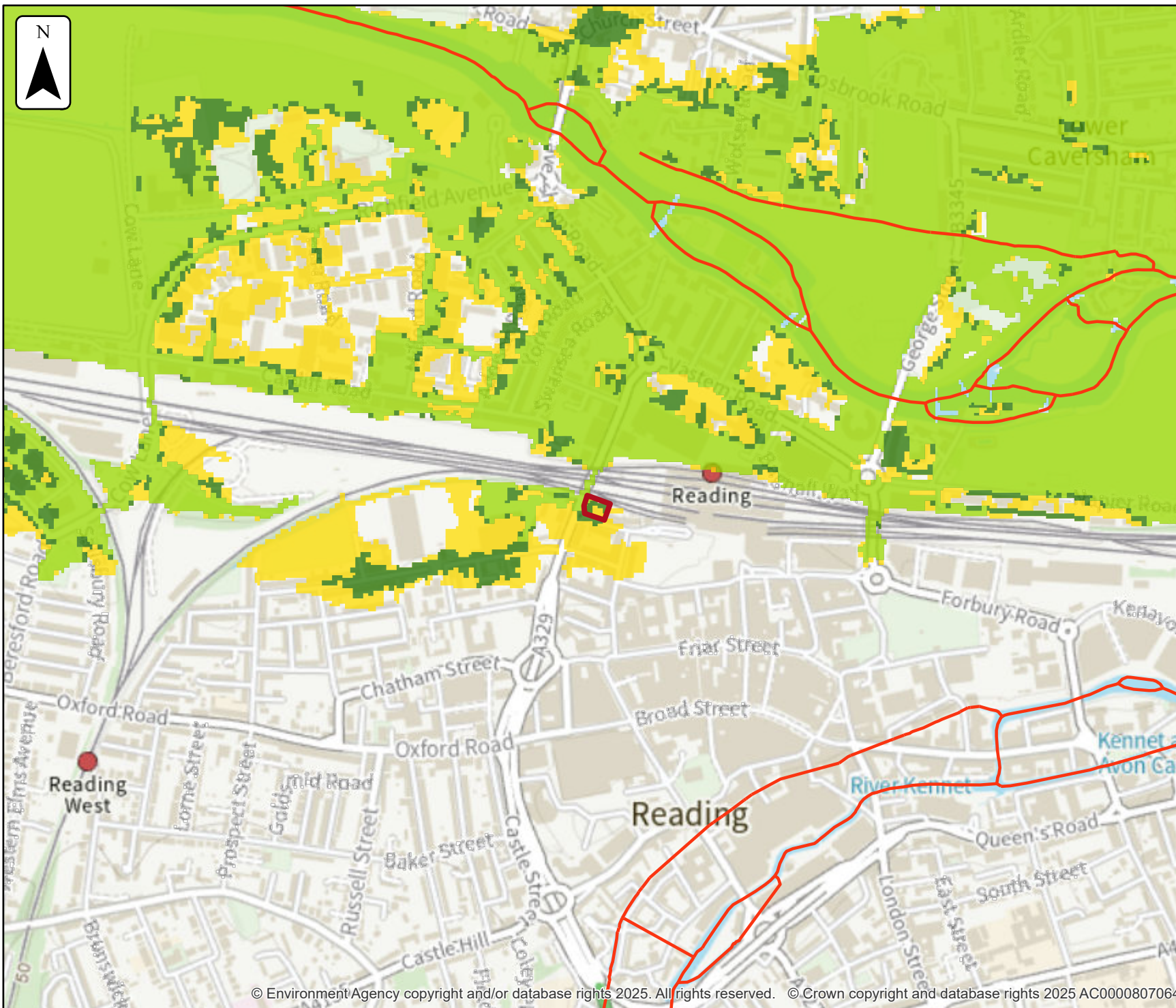
-  Selected area
-  Main river

Modelled flood extent

-  5% AEP
-  1.33% AEP
-  1% AEP
-  0.1% AEP

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





No defences exist climate change modelled fluvial extent

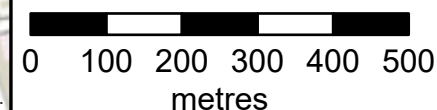
Location (easting/northing)
471222/173850

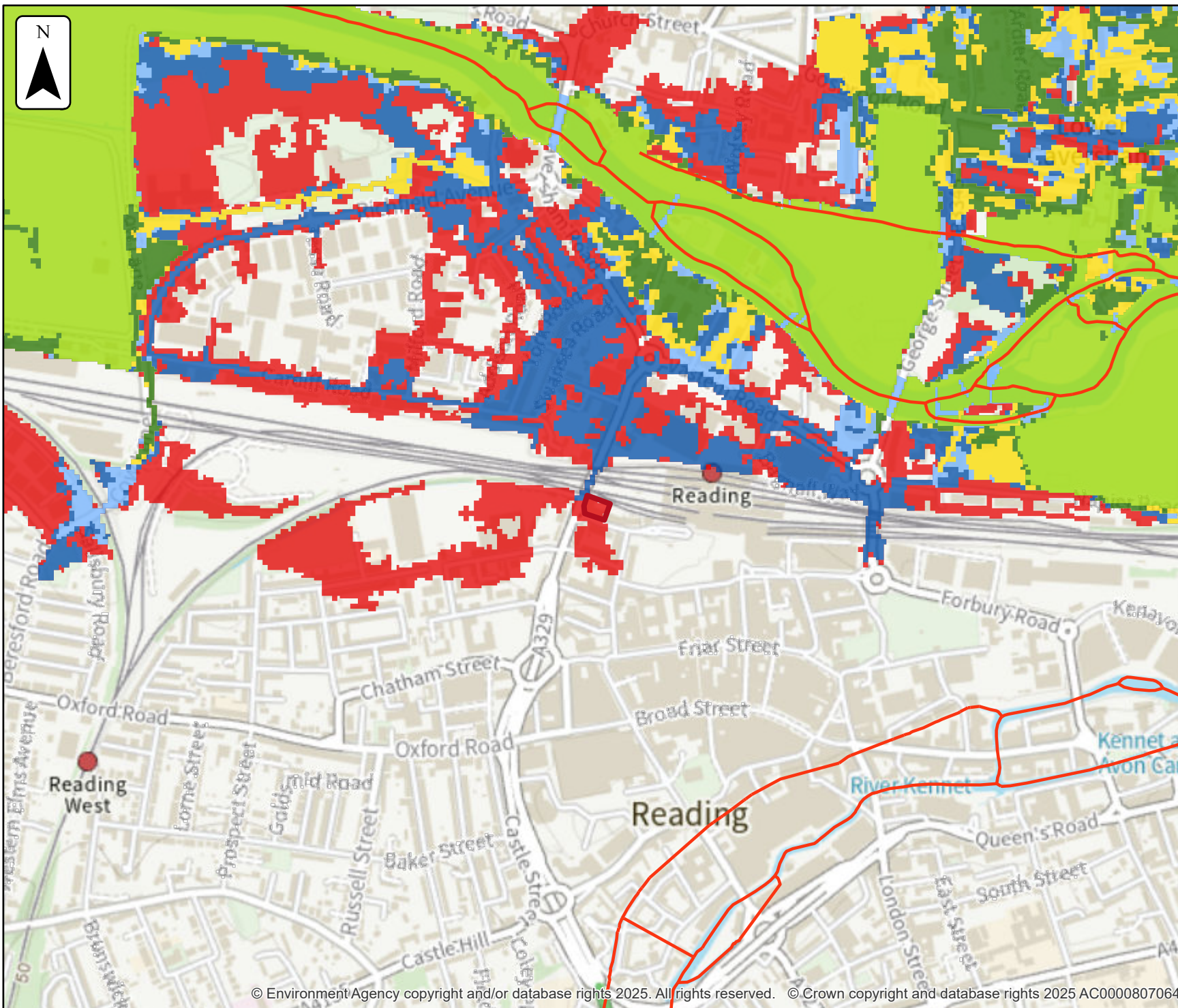
Scale Created
1:10,000 4 Jul 2025

Model name
**Thames (Pangbourne
Sonning) 2019**

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+25%)
 -  1% AEP (+35%)
 -  1% AEP (+70%)

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





No defences exist modelled fluvial extent

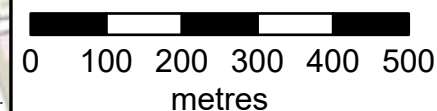
Location (easting/northing)
471222/173850

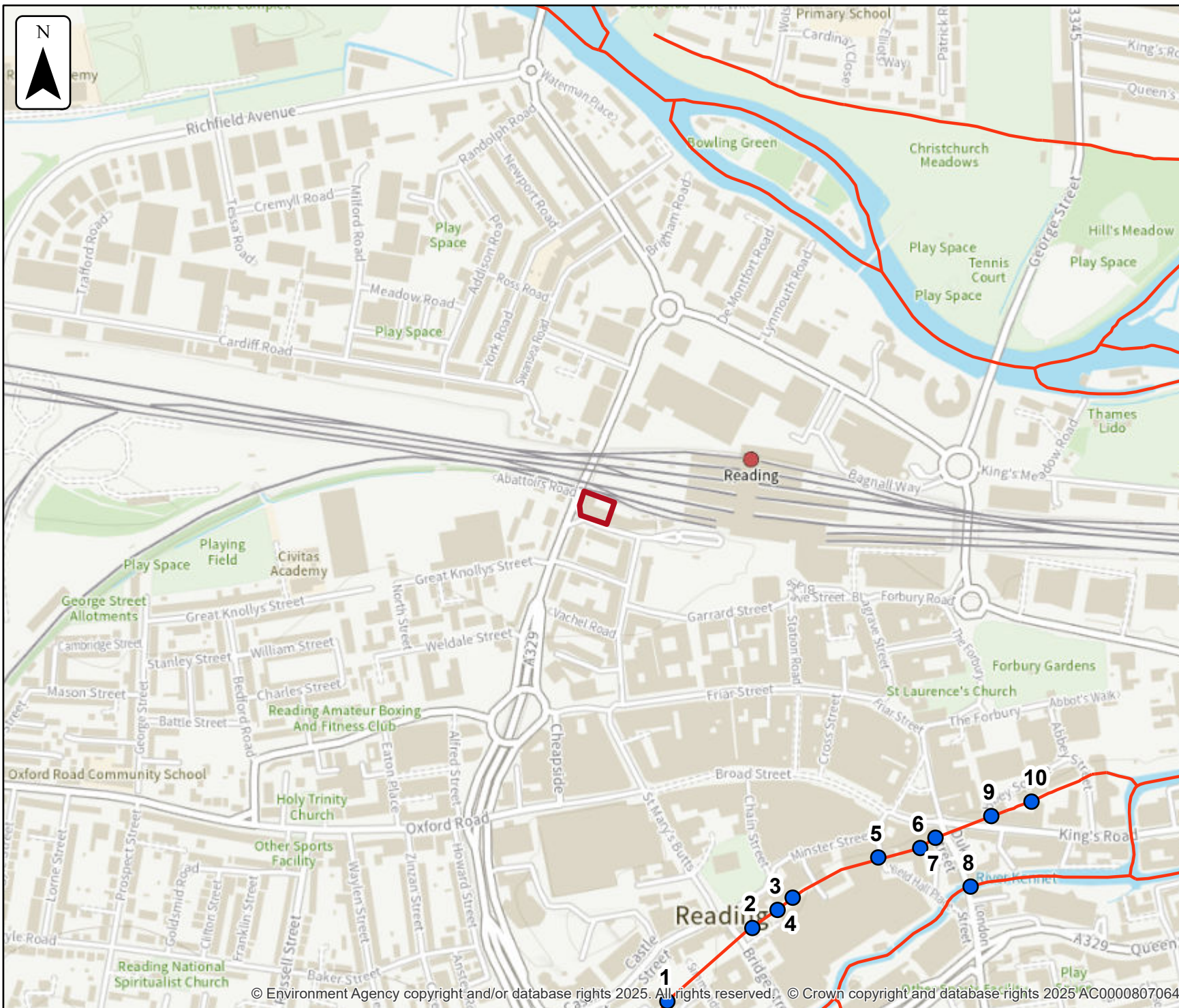
Scale Created
1:10,000 4 Jul 2025

Model name
**Thames (Pangbourne
Sonning) 2019**

- Selected area
- Main river
- Modelled flood extent
- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

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





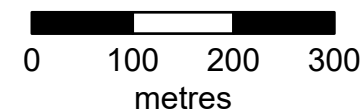
Defended climate change modelled fluvial node locations

Location (easting/northing)
471222/173850

Scale Created
1:7,500 4 Jul 2025

Model name
**Kennet (Tyle Mill to
Thames Confluence)**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended climate change

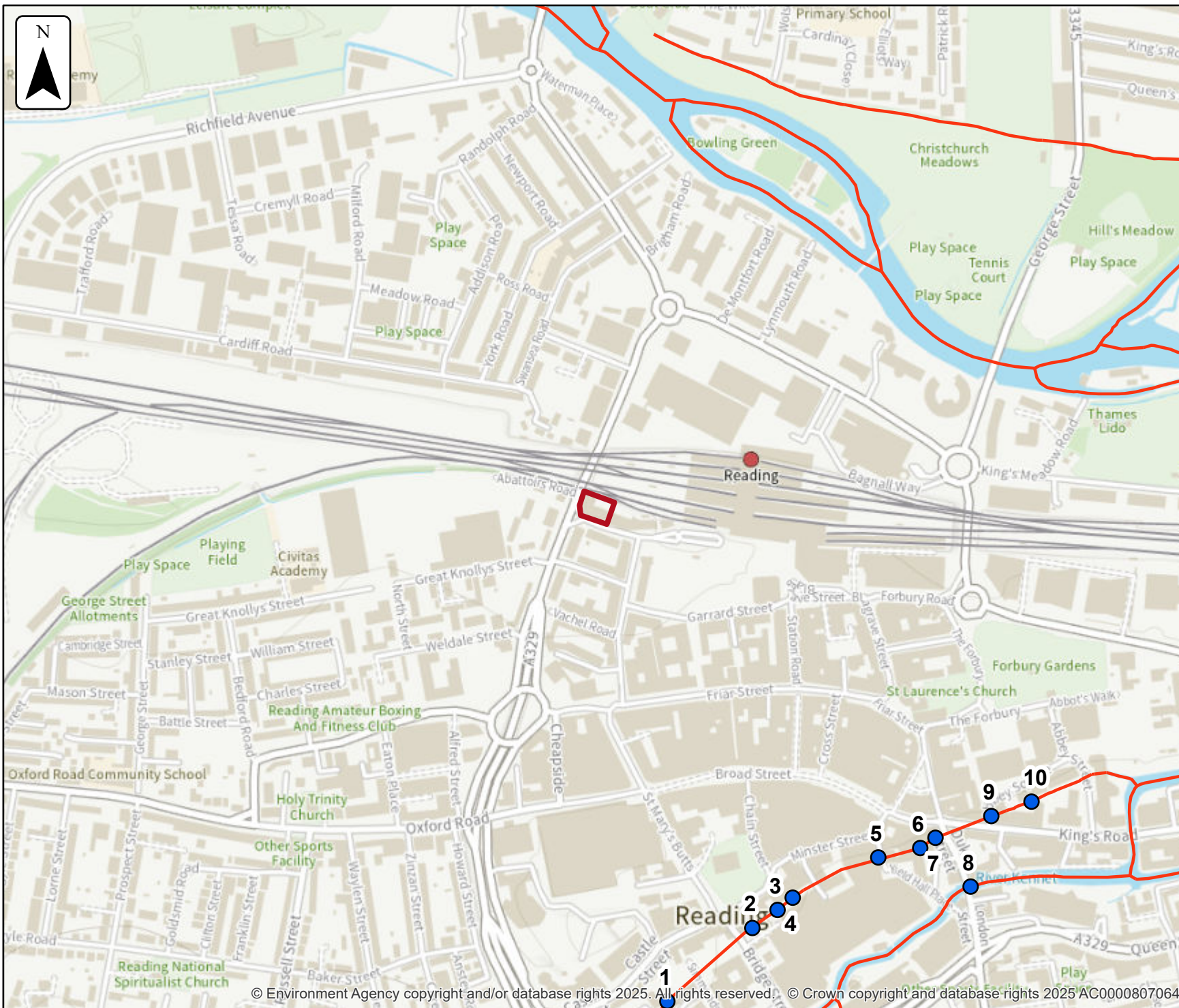
Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Level
1	1350612	471326	173132	38.27	38.37	38.49	38.93
2	1350585	471449	173239	37.97	38.03	38.11	38.27
3	1350420	471486	173265	37.61	37.67	37.74	37.90
4	1350027	471508	173283	37.53	37.60	37.67	37.84
5	1350253	471633	173342	37.39	37.45	37.52	37.70
6	1350727	471694	173355	37.30	37.36	37.43	37.61
7	1350726	471716	173370	37.23	37.30	37.36	37.56
8	1350363	471767	173299	37.30	37.39	37.45	37.70
9	1350061	471797	173402	37.10	37.17	37.23	37.41
10	1350327	471855	173423	37.06	37.13	37.18	37.37

Data in this table comes from the Kennet (Tyle Mill to Thames Confluence) 2018 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.

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+15%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Flow	Flow	Flow	Flow
1	1350612	471326	173132	2.77	3.13	3.60	4.57
2	1350585	471449	173239	2.77	3.13	3.60	4.57
3	1350420	471486	173265	2.77	3.13	3.60	4.57
4	1350027	471508	173283	2.77	3.13	3.60	4.57
5	1350253	471633	173342	2.77	3.13	3.60	4.57
6	1350727	471694	173355	2.77	3.13	3.60	4.57
7	1350726	471716	173370	2.77	3.17	3.60	4.57
8	1350363	471767	173299	94.53	102.68	108.16	133.01
9	1350061	471797	173402	2.79	3.16	3.67	4.59
10	1350327	471855	173423	2.77	3.14	3.61	4.58

Data in this table comes from the Kennet (Tyle Mill to Thames Confluence) 2018 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.



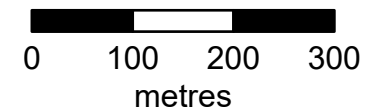
Defended modelled fluvial node locations

Location (easting/northing)
471222/173850

Scale Created
1:7,500 4 Jul 2025

Model name
**Kennet (Tyle Mill to
Thames Confluence)**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended

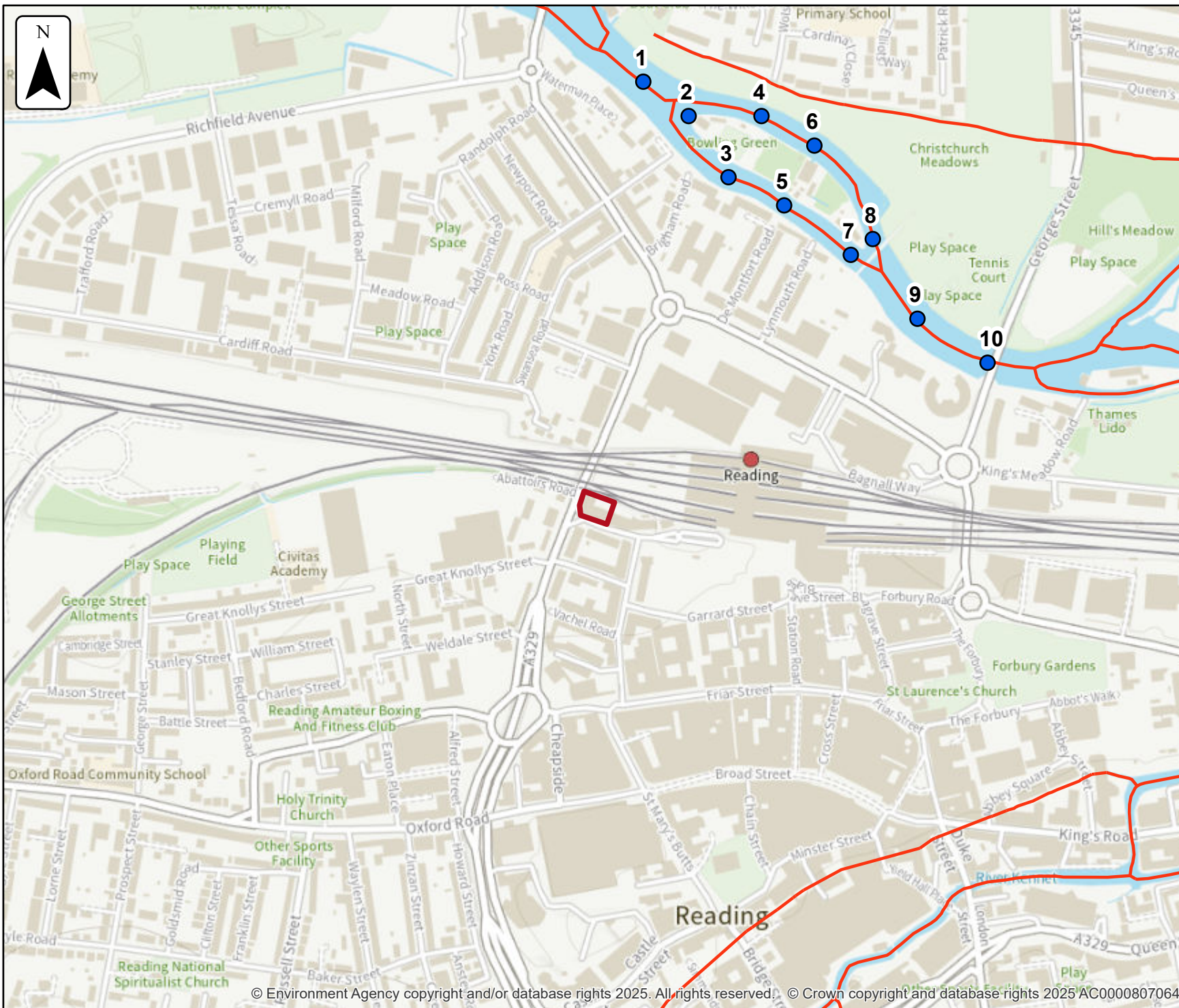
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	5% AEP	3.33% AEP	1.33% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level
1	1350612	471326	173132	38.20	38.20	38.22	38.22	38.23	38.23	38.57
2	1350585	471449	173239	37.91	37.92	37.93	37.93	37.94	37.94	38.15
3	1350420	471486	173265	37.56	37.56	37.57	37.58	37.58	37.58	37.78
4	1350027	471508	173283	37.48	37.49	37.50	37.50	37.51	37.51	37.71
5	1350253	471633	173342	37.34	37.35	37.36	37.36	37.36	37.36	37.56
6	1350727	471694	173355	37.26	37.26	37.27	37.27	37.28	37.28	37.46
7	1350726	471716	173370	37.19	37.19	37.20	37.20	37.21	37.21	37.39
8	1350363	471767	173299	36.69	36.81	36.99	37.04	37.14	37.16	37.49
9	1350061	471797	173402	36.95	36.95	36.97	36.99	37.01	37.02	37.26
10	1350327	471855	173423	36.73	36.77	36.87	36.89	36.95	36.96	37.21

Data in this table comes from the Kennet (Tyle Mill to Thames Confluence) 2018 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.

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	5% AEP	3.33% AEP	1.33% AEP	1% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1350612	471326	173132	2.47	2.50	2.56	2.57	2.60	2.60	3.85
2	1350585	471449	173239	2.47	2.50	2.56	2.57	2.60	2.60	3.85
3	1350420	471486	173265	2.47	2.50	2.56	2.57	2.60	2.60	3.85
4	1350027	471508	173283	2.47	2.50	2.56	2.57	2.60	2.60	3.85
5	1350253	471633	173342	2.47	2.50	2.56	2.57	2.60	2.60	3.85
6	1350727	471694	173355	2.47	2.50	2.56	2.57	2.60	2.60	3.85
7	1350726	471716	173370	2.47	2.50	2.56	2.57	2.60	2.60	3.85
8	1350363	471767	173299	41.60	51.72	66.35	70.31	79.56	81.17	111.90
9	1350061	471797	173402	2.56	2.56	2.56	2.69	2.63	2.64	3.94
10	1350327	471855	173423	2.48	2.50	2.57	2.65	2.60	2.62	3.87

Data in this table comes from the Kennet (Tyle Mill to Thames Confluence) 2018 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.



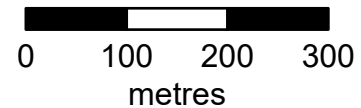
No defences exist climate change modelled fluvial node locations

Location (easting/northing)
471222/173850

Scale Created
1:7,500 4 Jul 2025

Model name
**Thames (Pangbourne
Sonning) 2019**

-  Selected area
-  Modelled location
-  Main river

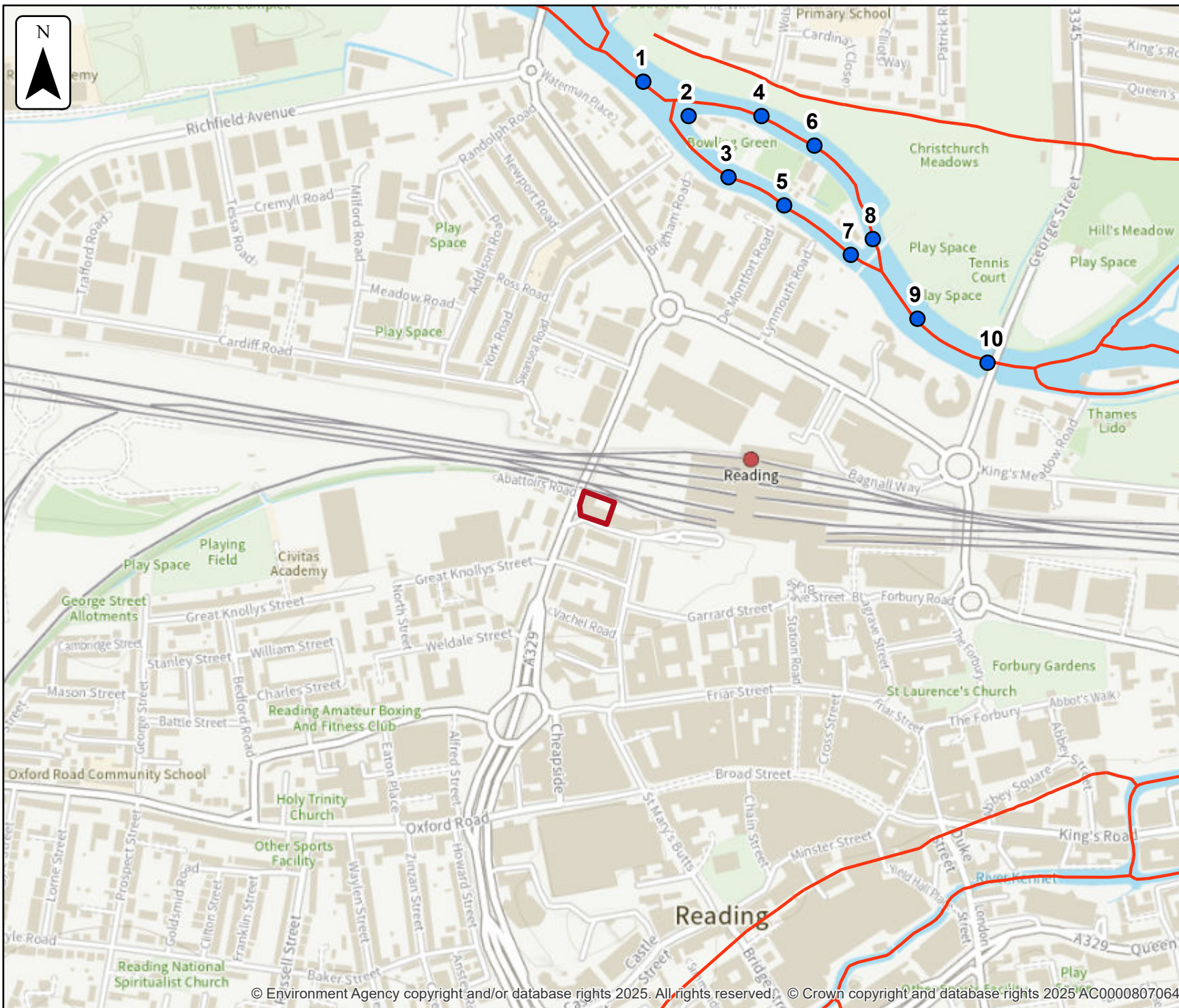


Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
				Level	Level	Level	Flow	Flow	Flow
1	1400312	471291	174471	38.28	38.36	38.63	461.78	495.59	603.93
2	1400314	471357	174421	38.25	38.33	38.61	460.79	492.98	597.22
3	1400348	471415	174332	38.23	38.31	38.59	138.18	151.06	180.33
4	1400316	471463	174421	38.24	38.32	38.59	312.03	328.85	402.27
5	1400470	471496	174291	38.19	38.27	38.54	150.30	163.53	194.10
6	1400411	471540	174378	38.19	38.27	38.53	302.07	320.01	391.26
7	1400471	471593	174219	38.17	38.25	38.53	154.58	167.22	198.72
8	1400297	471625	174242	38.17	38.25	38.53	239.23	253.46	313.08
9	1400468	471690	174126	38.11	38.20	38.50	382.10	402.49	471.91
10	1400301	471792	174062	37.89	37.95	38.22	442.77	470.98	560.56

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.



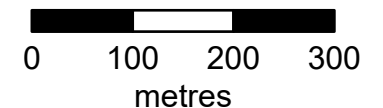
No defences exist modelled fluvial node locations

Location (easting/northing)
471222/173850

Scale Created
1:7,500 4 Jul 2025

Model name
**Thames (Pangbourne
Sonning) 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1400312	471291	174471	37.26	37.45	37.64	37.74	37.87	37.96	38.01	38.16	38.43
2	1400314	471357	174421	37.24	37.43	37.62	37.72	37.84	37.93	37.99	38.13	38.40
3	1400348	471415	174332	37.19	37.38	37.58	37.69	37.82	37.91	37.97	38.12	38.38
4	1400316	471463	174421	37.23	37.42	37.61	37.71	37.83	37.92	37.98	38.13	38.39
5	1400470	471496	174291	37.15	37.34	37.55	37.66	37.78	37.88	37.93	38.08	38.34
6	1400411	471540	174378	37.21	37.39	37.58	37.68	37.80	37.89	37.94	38.08	38.34
7	1400471	471593	174219	37.13	37.31	37.52	37.63	37.76	37.85	37.91	38.06	38.32
8	1400297	471625	174242	37.13	37.31	37.52	37.63	37.76	37.85	37.91	38.06	38.32
9	1400468	471690	174126	37.07	37.25	37.46	37.57	37.70	37.79	37.85	38.01	38.27
10	1400301	471792	174062	37.0	37.17	37.35	37.45	37.56	37.64	37.69	37.82	38.01

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1400312	471291	174471	222.84	255.38	287.86	307.46	333.82	356.77	373.43	416.28	522.17
2	1400314	471357	174421	222.84	255.72	288.45	308.08	334.44	357.34	373.77	415.95	518.79
3	1400348	471415	174332	127.12	135.10	135.14	135.14	135.11	135.12	135.12	135.19	159.18
4	1400316	471463	174421	95.70	120.63	162.15	186.04	214.26	236.93	250.70	284.81	344.56
5	1400470	471496	174291	127.12	135.56	135.63	135.64	135.61	135.60	135.61	135.63	171.41
6	1400411	471540	174378	95.72	119.84	157.55	179.57	206.04	227.48	240.83	274.26	335.70
7	1400471	471593	174219	127.33	137.64	138.03	138.03	138.01	138.01	138.01	139.90	175.06
8	1400297	471625	174242	95.51	112.61	134.83	148.85	167.13	182.57	192.40	217.55	266.07
9	1400468	471690	174126	222.84	251.67	275.79	288.55	306.02	320.38	330.60	353.38	416.55
10	1400301	471792	174062	222.84	252.89	286.01	305.13	330.85	352.57	367.44	402.94	491.56

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.



No defences exist modelled fluvial extent and height

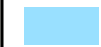
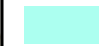
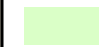
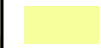
Location (easting/northing)
471222/173850

Scale Created
1:500 4 Jul 2025

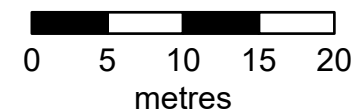
Model name
**Thames (Pangbourne
Sonning) 2019**

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  0 - 4.875
-  4.875 - 9.75
-  9.75 - 14.625
-  14.625 - 19.5
-  19.5 - 24.375
-  24.375 - 29.25
-  29.25 - 34.125
-  34.125 - 39.0
-  39.0 - 43.875

This map shows the
0.1% AEP height data



Sample point data

No defences exist

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
1	471226	173822	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
2	471237	173822	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	471193	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
4	471204	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
5	471215	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
6	471226	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
7	471237	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	471248	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	471193	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
10	471204	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
11	471215	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
12	471226	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
13	471237	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
14	471248	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	471193	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
16	471204	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
17	471215	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
18	471226	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
19	471237	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
20	471248	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	471193	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.10	38.41
22	471204	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
23	471215	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41
24	471226	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
25	471237	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	471248	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	471204	173877	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.10	38.41
28	471215	173877	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.41

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

No defences exist

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	471226	173822	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.10
2	471237	173822	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
3	471193	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.15
4	471204	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.13
5	471215	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.12
6	471226	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06
7	471237	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	471248	173833	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	471193	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.18
10	471204	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
11	471215	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.06
12	471226	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	471237	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.08
14	471248	173844	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	471193	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.20
16	471204	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.24
17	471215	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.12
18	471226	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.09
19	471237	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04
20	471248	173855	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	471193	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.05	0.33
22	471204	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.27
23	471215	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04
24	471226	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	471237	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	471248	173866	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	471204	173877	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.20	0.49
28	471215	173877	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.31

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



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

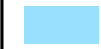
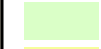
Location (easting/northing)
471222/173850

Scale Created
1:500 4 Jul 2025

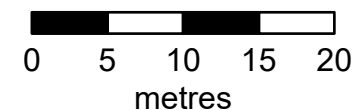
Model name
**Thames (Pangbourne
Sonning) 2019**

-  Selected area
-  Main river

Modelled 2D grid
Water level in mAOD

-  0 - 4.875
-  4.875 - 9.75
-  9.75 - 14.625
-  14.625 - 19.5
-  19.5 - 24.375
-  24.375 - 29.25
-  29.25 - 34.125
-  34.125 - 39.0
-  39.0 - 43.875

This map shows the
1% AEP +70% height data



Sample point data

No defences exist climate change

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
1	471226	173822	NoData	38.28	38.62	NoData	0.00	0.31
2	471237	173822	NoData	NoData	38.62	NoData	NoData	0.20
3	471193	173833	NoData	38.35	38.62	NoData	0.09	0.36
4	471204	173833	NoData	38.35	38.62	NoData	0.07	0.34
5	471215	173833	NoData	38.35	38.62	NoData	0.06	0.33
6	471226	173833	NoData	NoData	38.62	NoData	NoData	0.27
7	471237	173833	NoData	NoData	38.62	NoData	NoData	0.17
8	471248	173833	NoData	NoData	NoData	NoData	NoData	NoData
9	471193	173844	NoData	38.35	38.62	NoData	0.12	0.39
10	471204	173844	NoData	38.35	38.62	NoData	0.19	0.46
11	471215	173844	NoData	NoData	38.62	NoData	NoData	0.27
12	471226	173844	NoData	NoData	38.62	NoData	NoData	0.24

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
13	471237	173844	NoData	38.35	38.62	NoData	0.02	0.29
14	471248	173844	NoData	NoData	38.62	NoData	NoData	0.00
15	471193	173855	38.26	38.35	38.62	0.05	0.14	0.41
16	471204	173855	38.25	38.35	38.62	0.08	0.18	0.46
17	471215	173855	NoData	38.35	38.62	NoData	0.07	0.34
18	471226	173855	NoData	38.35	38.62	NoData	0.04	0.31
19	471237	173855	NoData	38.35	38.62	NoData	0.02	0.13
20	471248	173855	NoData	NoData	NoData	NoData	NoData	NoData
21	471193	173866	38.26	38.35	38.62	0.17	0.27	0.54
22	471204	173866	38.26	38.35	38.62	0.12	0.21	0.48
23	471215	173866	NoData	NoData	38.62	NoData	NoData	0.18
24	471226	173866	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+70%)
			Height	Height	Height	Depth	Depth	Depth
25	471237	173866	NoData	NoData	NoData	NoData	NoData	NoData
26	471248	173866	NoData	NoData	NoData	NoData	NoData	NoData
27	471204	173877	38.26	38.35	38.62	0.35	0.44	0.69
28	471215	173877	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			38.26	38.35	38.62	0.12	0.25	0.52

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

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 Reading.

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