

Emy Circuit

From: Guoda Vaitkeviciute [REDACTED]
Sent: 10 September 2025 09:55
To: Planning_THM
Cc: Connor Corrigan; Emy Circuit
Subject: RE: 242838 SWDR conditions 5 & 6 (levels and detailed design)
Attachments: WMHP-TG-SRWG1-SK-HI-0195-P01.pdf

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For the attention of
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Councillors

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Good morning,

I hope you’re well.

In respect of the flood risk modelling, please find attached drawing no. **WMHP-TG-SRWG1-SK-HI-0195-P01 – Overlay Comparison**, which provides an overlay comparison of the flood extents approved with the original application (ref: *Flood Risk Assessment (Version 3), dated February 2021, reference 66439-FRA-001 (V3)*) against the detailed design of the scheme. This also takes into account the approved non-material amendment (ref: 240738), which approved minor revisions to the design and layout of the ‘Tesco Roundabout’ at Finchampstead Road. These revisions mainly comprise retaining the existing roundabout in its current form, but altering the approaches to it, instead of replacing it with a larger roundabout.

The detailed design results in a reduction of circa 1,645m² of development within the modelled flood extent. Therefore, there would be no greater impact on fluvial flood risk, and there is no requirement to provide updated flood risk modelling on that basis.

We trust that you are now in a position to recommend the discharge of Conditions 5 and 6. I would be grateful if you could confirm this by the end of the week, to enable Emy to discharge the conditions upon her return.

Thank you in advance.

Kind regards,

Guoda Vaitkeviciute BA MSc MRTPI

Associate Planner
Planning

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From: Emy Circuit [REDACTED]uk>
Sent: 04 September 2025 12:17
To: Guoda Vaitkeviciute [REDACTED]
Cc: Planning_THM [REDACTED] Connor Corrigan [REDACTED]
Subject: 242838 SWDR conditions 5 & 6 (levels and detailed design)

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Morning Guoda,

I have received an update from the EA, with reference to the section in the attached letter relating to flood risk, please can you summarise the amendments to the scheme and why it will have no impact on fluvial flood risk. The EA were not involved in the NMA application – precisely because the amendment was not material – but, as reference has been made in submission to amendments, they reasonably would like to understand the scope of them and how the conclusion was reached that they did not result in the need for updated modelling.

I will be on leave from tomorrow for a week, so suggest you copy the EA into your response, so they can be considering it in my absence.

Kind Regards,
Emy Circuit

Emy Circuit
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