

Supplementary Statement on Flood Risk

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Land North West of Hogmoor Lane, Hurst

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Henley On Thames

8 Friday Street
Henley on Thames
Oxfordshire
RG9 1AH

+44(0)1491 576 221

Gloucester

Unit B10
Elmbridge Court
Business Park
Gloucester
GL3 1JZ

+44(0)1452 309 727

London

4th Floor
Devonshire House
60 Goswell Road
London
EC1M 7AD

+44 (0)207 253 2626

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1 Introduction

1.1 Background

- 1.1.1. This statement has been prepared on behalf of Shorewood Homes to accompany an appeal against the refusal of an outline planning application (ref.240583) for construction of nine dwellings at land North West of Hogmoor Lane in Hurst, Berkshire.
- 1.1.2. The statement has been prepared by Gareth Crowther, BEng (Hons) CEng MICE, who is a Partner at Simpson TWS and Head of Civil Engineering. Gareth is a Chartered civil engineer with over 20 years' of technical experience in the fields of flood risk and drainage design. Over his career he has provided flood risk and drainage advice for development of all types and scales from concept stage through to construction. He has in-depth knowledge of varying policies and guidance on flood risk throughout the UK and has completed and overseen the completion of flood risk assessments and drainage strategies for numerous applications.
- 1.1.3. The flood risk assessment (ref. P23-1019 Issue 3) submitted with the outline planning application (ref.240583) identified the site to be in Flood Zone 1, which is land deemed to be at lowest risk from fluvial and tidal flooding. The site was also established to be at low risk of flooding from all other sources. In conjunction with a surface water drainage scheme that would reduce surface water flood risk to the site and neighbouring sites, the development was deemed to fulfil the aims of national and local planning policy in terms of flood risk and drainage strategy. This was acknowledged by Wokingham Borough Council (WBC) acting in their role as the Lead Local Flood Authority (LLFA) through confirming no objection to the scheme after review of the flood risk assessment.

1.2 Objectives

- 1.2.1. Flooding and drainage is raised by opposers to the development as notable reasons for dismissing the appeal. This statement reviews the matters raised and assesses whether there have been any significant changes in flood risk since the flood risk assessment.

2 Flood Risk Review

2.1 Fluvial Flooding

2.1.1. Figure 2.1 below shows the latest Environment Agency (EA) Flood Map for Planning. The map shows the site to remain in Flood Zone 1, which is land at lowest risk of fluvial and tidal flooding.

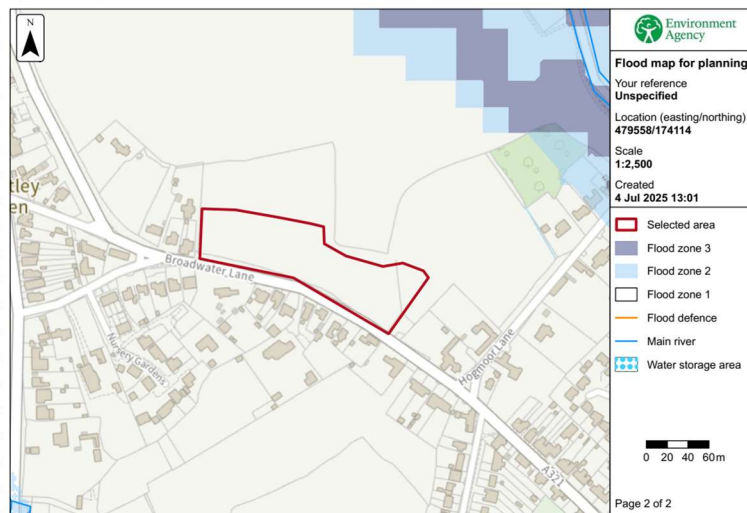


Figure 2.1 EA Flood Map for Planning

2.2 Surface Water Flooding

2.2.1. Figure 2.2 below shows the latest EA risk of surface water flooding map. The map shows the site to largely remain unaffected by surface water flooding apart from a small area along the northern boundary. The change is linked to the release of mapping improvements in March 2025 that incorporate enhanced data resolution and refined flood modelling techniques. There is no surface water flood flow path linked to the small area of surface water flood risk and from review of the topographical survey it is considered that predicted flooding is associated with a level part of the site where surface water runoff from the site could potentially accumulate during a rainfall event. A swale is proposed in the location as part of the development, which would manage surface water runoff in a similar manner to the situation indicated on the flood map, so it is not considered to present an issue to development taking place or warrant any further mitigation.

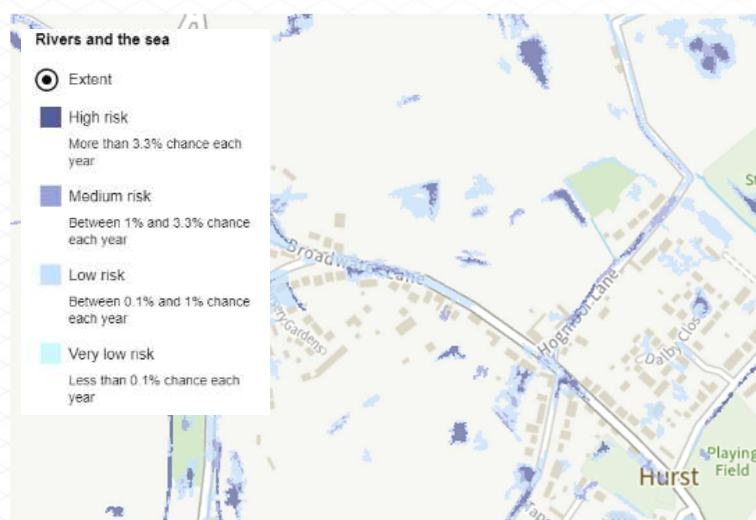


Figure 2.2 EA Risk of Surface Water Flooding Map

2.2.2. Broadwater Lane along the southern boundary is shown to remain at low risk of surface water flooding to the east, thus continuing to provide safe access egress.

2.3 Groundwater Flooding

2.3.1. Figure 2.3 and 2.4 below shows the latest groundwater flood maps from Wokingham Borough Council's Level 1 Strategic Flood Risk Assessment (SFRA) dated May 2023. The maps show the site to remain in an area that is at potential risk of groundwater flooding, which is no change from the situation identified in the flood risk assessment submitted with the planning application. The flood risk assessment identified that the risk of groundwater flooding did not pose a significant issue to development taking place as finished floor levels of dwellings would be set above existing ground level to provide protection from groundwater flooding.

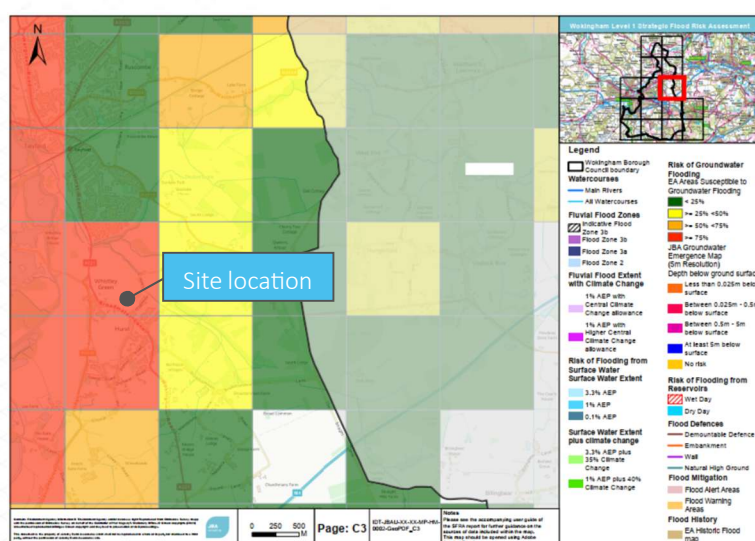


Figure 2.3 Level 1 SFRA Areas Susceptible to Groundwater Flooding Map

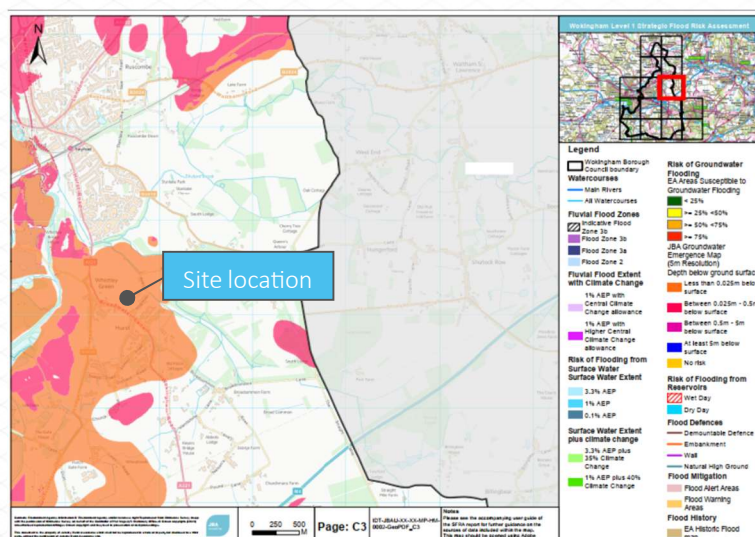


Figure 2.4 Level 1 SFRA Groundwater Emergence Map

2.4 Sewer Flooding

2.4.1. The Level 1 SFRA contains Thames Water records of flooding incidents relating to public foul, combined or surface water sewers from January 2000 until May 2022. This data would be consistent with direct consultation that took place with Thames Water at the time of the flood risk assessment, which identified that there have been no incidents of sewer flooding on the site and that there will be sufficient sewerage capacity in the foul

3 Review of Flooding and Drainage Matters Raised with the Application

3.1 Flooding Incidents

3.1.1. Flooding and drainage matters raised by opposers to the development largely focus on flooding incidents that have occurred in Broadwater Lane and Hogmoor Lane, with a cause of exceedance of the capacity of the public sewer system during heavy rainfall. These incidents were acknowledged in the flood risk assessment (ref. P23-1019 Issue 3) submitted with the outline planning application (ref.240583), but were dismissed for the following reasons:

- The site is elevated above Broadwater Lane and Hogmoor Lane protecting it from surface water flood risk. This is supported by current surface water flooding mapping reviewed in Section 2, which identifies no flood flow path to enter the site from either Broadwater Lane or Hogmoor Lane.
- Whilst the western access of the development could be affected during times of flooding in Broadwater Lane, dry access egress would be available within the site to the east where Broadwater Lane rises in level and flood risk is identified to be low.
- The development would not increase the risk of surface water flooding in Broadwater Lane or Hogmoor Lane as a surface water drainage scheme will be implemented as part of the development that would minimise the rate of discharge, volume, and environmental impact of surface water runoff. Furthermore, the proposed surface water drainage scheme would discharge runoff to an existing drainage ditch system located along the northern edge of the site, which in turn discharges to the local watercourse network and thus would not contribute to flooding linked to exceedance of the capacity of the public sewer system in Broadwater Lane during heavy rainfall.

3.1.2. Evidence of standing water on the site has also been raised, which was also acknowledged in the flood risk assessment and linked to the site being relatively flat and the underlying soils having poor drainage characteristics. The flood risk assessment identified that surface water would be managed by the proposed surface water drainage scheme, which would use shallow sustainable drainage systems (SuDS) including swales and permeable pavements. A finished level scheme was also developed that would further protect the development from surface water by setting finished levels at or above existing ground levels and by setting floor levels of dwellings above road and surrounding landscaping levels. The surface water drainage scheme and finished level scheme also ensured that there would be no increase in surface water flood risk to neighbouring sites as it directed all runoff and exceedance flows to a large attenuation basin where runoff would be stored, controlled and released at rates less than existing greenfield rates for up to and including a 1 in 100 year rainfall event with 40% allowance for climate change. Furthermore, 10% allowance was made for potential additional drained area associated with creep and the basin provides 300mm of additional freeboard above the maximum design water level.

3.2 Wilsham Consulting review (Ref. DG/868 Broadwater Lane, Advice)

3.2.1. The review generally raises omissions in detail in the flood risk assessment mostly concerning the surface water drainage scheme. However, it fails to acknowledge that the level of detail is consistent with requirements of national and local guidance for an outline planning application. Relevant further details would form part of information to be submitted under a condition of a planning permission, which is consistent with the view taken by WBC acting in their role as the LLFA. Therefore, the Wilsham Consulting review should not be taken into consideration in any decision.

3.3 Wokingham Section 19 Flood Investigation Draft report

3.3.1. The investigation is referenced as providing further evidence of the sites unsuitability for development due to flood risk. The report comprises a formal investigation of flooding that occurred in the Wokingham Borough on 31 March and 1 April 2023 under Section 19 of the Flood and Water Management Act 2010. Incidents at three properties in Hurst were investigated as part of the report.

- 3.3.2. Of the locations, only “*Property 1*” is of any relevance to the site due to its location on the corner of where Hogmoor Lane meets Poplar Lane approximately 350m to the northwest of the site. “*Property 2*” and “*Property 3*” are located over 1.5km from the site to the south of Hurst village, so are not considered to be of any relevance in terms of flood risk.
- 3.3.3. The investigation identified that flooding at “*Property 1*” accumulated in Hogmoor Lane where it approaches Poplar Lane and on surrounding fields to the east. Flooding was identified to be due to the exceedance of channel capacity of the ditches running parallel, as well as blockage of an existing culvert located where the road bends northwards.
- 3.3.4. The area of flooding in Hogmoor Lane and Poplar Lane is located in Flood Zone 2 and Flood Zone 3, so is recorded as being an area that is at medium to high risk of fluvial flooding. However, the investigation identified that the rainfall event linked to flooding was estimated to have a return period of approximately 1 in 3 years, which was considered to be a frequent, relatively insignificant rainfall event. Flooding was therefore considered to be linked to the highly saturated conditions prior to the rainfall event due to high levels of rainfall throughout March 2023 and problems with extensive vegetation growth and lack of maintenance of the watercourse and ditch system.
- 3.3.5. The investigation concluded that as flooding was strongly linked to a lack of capacity along main river and ordinary watercourse systems, due to the presence of debris or heavy vegetation growth, taking preventative measures towards managing vegetation and debris along the watercourses is a key priority, to prevent a similar event happening in the future. Therefore, the investigation recommends that WBC as LLFA work in partnership with the EA and local residents to develop a riparian maintenance plan for the ditch and watercourse system to ensure that riparian awareness is acknowledged and understood.
- 3.3.6. As no flooding of the site was identified by the investigation and as preventative measures are to be developed, there is not considered to be any unidentified or additional source of flood risk that would need to be taken into consideration as part of the development. Whilst surface water runoff from the development would discharge to the ditch and watercourse network along Hogmoor Lane as it approaches Poplar Lane, this would not increase the risk of flooding for the area for the following reasons:
- The site is already a contributing drainage catchment positively drained by a drainage ditch to the ditch and watercourse network along Hogmoor Lane.
 - The developments surface water drainage scheme would store, control and release surface water runoff at rates less than existing greenfield rates, as referenced in paragraph 3.1.2, thus mimicking the sites existing drainage characteristics.
 - The ditch from the site leading to the ditch and watercourse network along Hogmoor Lane would be cleared and desilted as part of any development that takes place and ongoingly maintained thereafter thus restoring some lost storage capacity.

4 Summary & Conclusion

- 4.1.1. Matters raised as notable reasons for dismissing the appeal on grounds of flood risk and drainage have been reviewed and flood risk has been reassessed using current EA flood mapping and the current WBC Strategic Flood Risk Assessment. The review has established the site to remain in Flood Zone 1, which is land at lowest risk of flooding from fluvial and tidal sources. The review also re-establishes the site to be at low risk of flooding from all other sources and has not identified any new sources or mechanisms of flood risk.
- 4.1.2. Measures proposed in the flood risk assessment (ref. P23-1019 Issue 3) to manage flood risk remain current and the development would continue to comply with the aims of national and local planning policy in terms of flood risk by locating development on land that is at low risk of flooding and by ensuring that there is no increase in the level of flood risk to the site or neighbouring sites through a sustainable surface water drainage scheme that minimises the rate of discharge, volume, and environmental impact of surface water runoff.