

From: Boniface Ngu
Sent: 26 February 2025 09:47:02 UTC+00:00
To: "Ben Mcewan" <Ben.McEwan@wokingham.gov.uk>
Subject: RE: Application 243155 - Halfway up, The Street

Hi Ben,

RIDA flood risk assessment and drainage strategy report R0788 FRA-v2 dated February 2025 states that the 1 in 100 year flood level with a 15% allowance for climate change was established at 44.107mAOD and the development proposes finished floor levels at the existing 44.2m AOD.

As details of how runoff from the extension will be managed have not been provided, we would **recommend the condition below:**

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Regards,

Boni.

From: Ben Mcewan <Ben.McEwan@wokingham.gov.uk>
Sent: 20 February 2025 16:23
To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>
Subject: FW: Application 243155 - Halfway up, The Street

Hi Boni

Please see below regarding Halfway up, The Street, Swallowfield.

Please let me know how this affects your response. Thanks!

Thanks,
Ben

Ben Mcewan
Planning Officer
Development Management and Compliance

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From: Simon Arbelaez <simon@rida-reports.co.uk>
Sent: 20 February 2025 15:11
To: Ben Mcewan <Ben.McEwan@wokingham.gov.uk>; sarahgouldarchitects@gmail.com
Subject: Fwd: Application 243155 - Halfway up, The Street

You don't often get email from simon@rida-reports.co.uk. [Learn why this is important](#)

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For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Dear Ben,

Thanks for your comments regarding the above application. As the authors of the FRA for this application, please see the responses to your points below:

"Section 5.5 of the above report states that flood levels have been requested from the EA but have not been received and as a result, assumed flood levels have been used. We need an assessment done based on actual flood levels.

We have updated the report (see attached) to include the relevant EA information. This can be found on Appendix D of the revised FRA.

"We note that permeable paving, filter drain and tanked attenuation, as well as resistance/resilience measures have been proposed for the development.

The FRA also further states that there will be no increase in runoff from the development, compared to the existing situation but there has been neither mention of the existing runoff nor demonstration of how runoff is not going to increase."

The FRA does not intend to serve as a drainage statement and rather is a tool to assess the flood risk at the site and identify opportunities for surface water management, we have changed the wording of 7.4. To address this point, our client would be open to a condition.

Kind Regards,

Simon Arbelaez

Engineer

MSc Flood Risk Management

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