

Our Ref: RJ/222351

30th January 2023

Flood Risk & Drainage Team
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

FAO Boniface Ngu



1st Floor, Bevan House
9-11 Bancroft Court
Hitchin
Hertfordshire SG5 1LH

Telephone: 01462 632012
Email: office@mntp.co.uk
www.mntp.co.uk

Dear Boniface

Thamesfield Retirement Village, Remenham RG9 2LX
Planning Application Number 243125

Further to receiving a copy of the letter from Wokingham Borough Council Flood Risk and Drainage Department dated 15th January 2025, we would provide the following response to the comments raised:

Note that greenfield runoff rates have been calculated based on 1.24ha and wondered why this has been used when it said earlier that the site was 0.88ha. Please clarify.

MNP Response: The greenfield runoff rate should have been calculated on 0.88 hectares; the updated rates based on this area are detailed below:

Event	Greenfield Run Off Rate
QBar	0.4l/s
1 in 1 year	0.3l/s
1 in 30 year	0.8l/s
1 in 100 year	1.1l/s

Drainage strategy drawing C-1800 P03 indicates that 41.8m³ is provided, when 40m³ is required.

MNP response: We can confirm that the proposals provide slightly more attenuation than required which therefore provides sufficient storage.

Note from the addendum FRA that the hydraulic model has been approved by the EA but we could not find the approval document from the EA. Please provide.

JBA Response: Please refer to appendix E of the FRA Addendum (EA letter dated 10 February 2023). Email from EA dated 10 February also attached.

Finished floor levels are proposed 600mm above the climate change flood depth, at 33.86mAOD but it is unclear whether the development will be on stilts, to provide flood storage betterment. Please clarify.

JBA response: The proposal does not include any buildings on stilts/on a void.

We trust that this provides the clarification on the queries raised.

Yours sincerely

A handwritten signature in black ink that reads "R. James". The signature is written in a cursive style with a large, stylized 'J'.

Richard James
For Mason Navarro Pledge Ltd