



Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Boniface Ngu, Flood Risk & Drainage Team

Our Ref: Wokingham Borough Council.docx

Monday, 03 February 2025

Dear Mr Ngu,

Your ref: App 243125 - Thamesfield Retirement Village, Remenham, RG9 2LX

Please find below our answers to your queries listed in your letter dated 15 January 2025.

Please note that JBA Consulting did not provide any surface water drainage services as part of our scope and thus our answers are limited to queries specific to non-drainage related issues (e.g. fluvial flood risk). It is our understand that drainage-related queries will be answered by Mason Navarro Pledge in a separate correspondence.

For clarity, we have listed your outstanding queries that which do not relate to surface water drainage below:

1. We note from the FRA addendum report that flood depths for the 1 in 100-year flood event with a 31% allowance for climate change have been considered and the new buildings will be steered away from high-risk flood areas. We also note from the addendum FRA that the model has been approved by the EA but we could not find the approval document from the EA. Please provide.
2. 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.

With regards to point 1. above, please find enclosed a copy of the Environment Agency's email dated 10 February 2023 which confirm they *"now deem the modelling fit for intended use"*.

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With regards to point 2. above, the use of building on stilts was not deemed required as the proposed the proposed building footprints was steered away from the floodplain (for the 'design' 100-year with climate change flood event). It should also be noted that:

- a. The vicinity of the site from the River Thames would make the risk of ground water resurgence within the void area (underneath the floor slab of buildings on stilts) prone to ground water resurgence / flooding.
- b. Only flood events in excess of the 100-year with climate change fluvial flood event would be able to reach the void area / extra floodplain storage volume. Given the very low likelihood/frequency and flood water volumes involved with such events, the flood risk benefits will be negligible.

We hope the above answer your concerns and remain at your disposal if you have any questions.

Yours faithfully,

For **Jeremy Benn Associates Limited**

A handwritten signature in dark ink, appearing to read 'O. Saillofest', with a long horizontal flourish extending to the right.

Olivier Saillofest

Technical Director

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Encs. Environment Agency's email dated 10/02/2023