

Date: 15 January 2025
Application: 243125



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 243125

Applicant: -

Site Address: Thamesfield Retirement Village, Remenham, RG9 2LX

Parish:

Grid Reference: Easting - 476586, Northing - 182440

Type of Development: Major All other developments

Proposal: Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.

Case Officer: Benjamin Hindle

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 243125. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	243125
Address:	Thamesfield Retirement Village, Remenham, RG9 2LX.		
Proposal:	Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.		
Type of Development:	Major All other developments		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

This brownfield site development, within flood zone 3, proposes demolition of some existing buildings and replacement with a 3-storey extension, to provide extra care units (14) for the existing retirement home.

As the more vulnerable development is within flood zone 3 and hydraulic modelling (fluvial) has been carried out, we would anticipate acknowledgement from the EA that the model is fit for purpose before we proceed with assessing the pluvial and ground water flood risks for the development.

The following documents have been reviewed to provide comments on this application:

- 1) Stantec planning statement 35138/A5/P1a/LD dated 06/12/2024.
- 2) WSP flood risk assessment dated October 2022.
- 3) JBA flood risk assessment addendum report A1-C04 dated November 2024.
- 4) WSP flood warning and evacuation plan document TRV-WSP-RP-001 dated July 2022.
- 5) JBA hydraulic modelling report A01-C04 dated April 2023.
- 6) MNP drainage and SuDS technical note 222351-04 dated 28/11/2024.

The **planning statement** confirms that the site is within flood zones 2 and 3 and indicates that fluvial modelling has been carried out and sanctioned by the EA. The development proposes roof attenuation to cater for the 1 in 100-year flood event with 40% allowance for climate change, with discharge to River Thames controlled at 1l/s.

WSP flood risk assessment established that the site falls from east to west from 33.50mAOD to 31.71mAOD and proposes replacing the existing impermeable driveway with a green courtyard, as well as making the car park extension of permeable paving.

WSP flood warning and evacuation plan proposes sign up to flood warnings and gives guidance on the process to be followed by duty managers in the event of a flood, to move residents to a safe location outside the flood plain.

The **SuDS technical note** establishes that the 0.88ha brownfield site is 0.43ha impermeable, with groundwater 1.6m bgl and surface water currently running off to River Thames.

Foul drains to an existing pump chamber to the north of the site, from where it is pumped, along Wargrave Road to a foul sewer system on Thameside, to the northwest of the site.

We 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.**

We note that the development proposes roof attenuation, to cater for the 1 in 100-year flood event with a 40% allowance for climate change with discharge controlled at 1l/s, to prevent blockage.

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

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.**

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.**

Based on the above issues that need clarification, we deem the FRA addendum unsatisfactory and would require further information, to provide further comments on this application.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this

development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

17/01/2025

Signed:

Boniface Ngu