

Technical Note

Project:	Bridge Farm, Twyford	SMA Ref:	7236.TN05
Subject:	Response to Charvil Parish Council Comments		
Prepared by:	MLP	Date:	22.04.25
Checked by:	JOK	Date:	23.04.25

1.0 INTRODUCTION

- 1.1. This Technical Note has been produced by Stuart Michael Associates on behalf of Croudace in response to Charvil Parish Council comments on planning application 243124.
- 1.2. A copy of the Parish Council comments is included with **Appendix A**.

2.0 CHARVIL PARISH COUNCIL

COMMENTS:

Charvil Parish Council continue to be concerned about the flooding impacts of this development on the surrounding area, and feel these remain outstanding issues yet to be addressed.

SMA Response:

- 2.1. Surface water management proposals for the development incorporate a restricted discharge into the existing watercourse (River Loddon) located on the western boundary of the site
- 2.2. Surface water runoff from the development will be restricted to the 1 year greenfield runoff rate for all storm events up to and including the 1 in 100 year plus climate change event. Therefore, through development of the site, peak runoff rates and volumes from the existing undeveloped land into the River Loddon will be greatly reduced for higher storm events, helping to ensure that development of the site would not increase flood risk elsewhere downstream, and would ultimately provide a betterment to downstream catchments by ensuring that runoff from the Site is released in a more timely and effective manner.
- 2.3. All proposed SuDS features will be lined with an impermeable membrane to prevent groundwater from entering the proposed surface water drainage network that would have an impact on runoff rates and volumes into the River.
- 2.4. The River Loddon is not being altered in any way through development of the site that would affect land downstream.
- 2.5. The Flood Risk Assessment and further Design Reports for the proposed development have confirmed that developing the Site would not increase the risk of flooding within the Site, or elsewhere, and that there is a satisfactory strategy, incorporating sustainable drainage techniques, for the disposal of surface water runoff from the proposed development.

Appendix A

Charvil Parish Council Comments

PLANNING REF : 243124
PROPERTY ADDRESS : 30 Park View Drive South
: Charvil, Wokingham
: RG10 9QX
SUBMITTED BY : Charvil Parish Council
DATE SUBMITTED : 08/04/2025

COMMENTS:

Charvil Parish Council continue to be concerned about the flooding impacts of this development on the surrounding area, and feel these remain outstanding issues yet to be addressed.