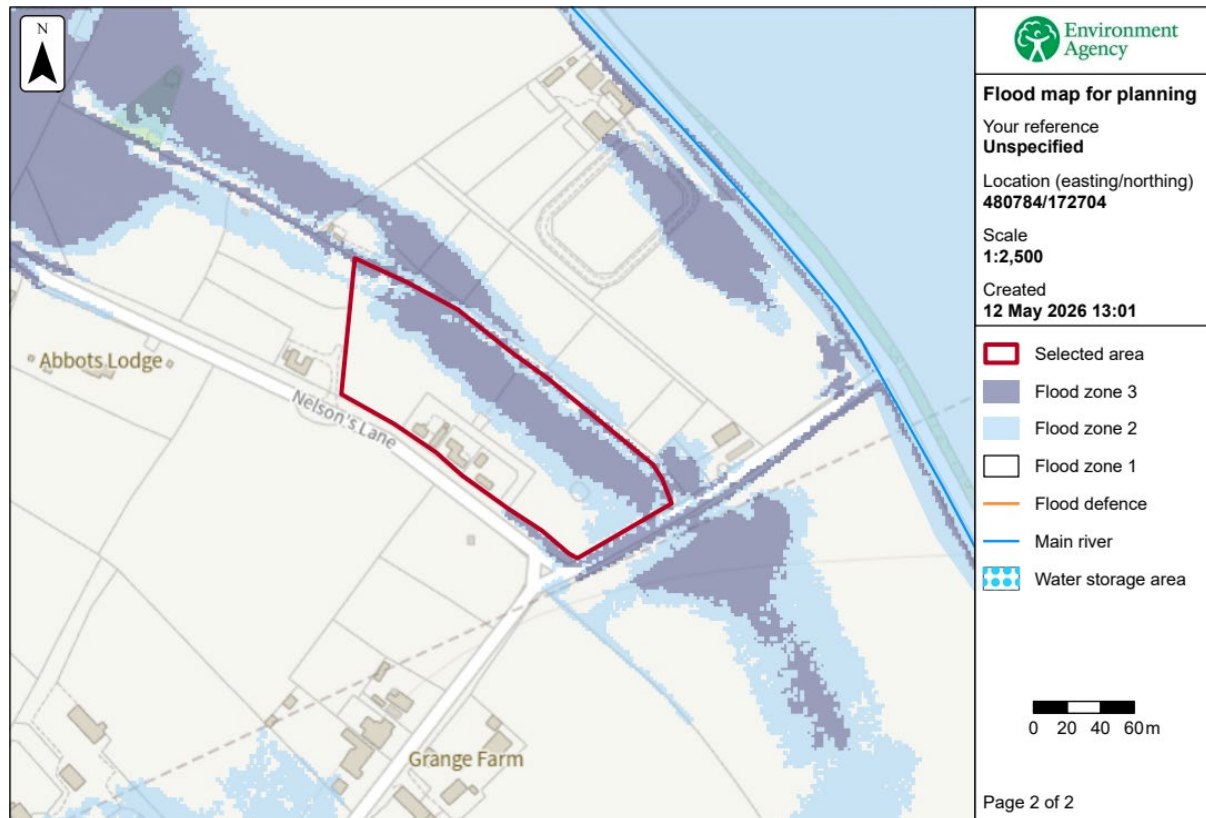


Flood Risk Assessment

This Flood Risk Assessment is submitted in support of the planning application regarding the (Resubmission of 243193) Full application for the proposed change of use of land for the stationing of mobile homes to form 5 no. additional Gypsy and Traveller pitches, the erection of 3 no. day rooms and 1 no. building to form a stable following demolition of the existing stables, and associated changes in site layout and hard and soft landscaping at Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RR. The application site features an area at risk of flooding to its rear. The flood map for planning is shown below:



However, the proposed development has been entirely designed around this, with all built form and engineering operations being diverted to outside the area of highest risk. Furthermore, a full detailed drainage strategy has been undertaken following infiltration testing and groundwater monitoring to demonstrate a scheme for surface water drainage that ensures the site is not adversely affected by, and does not adversely affect, flood risk. The scheme has been accepted by the Council's drainage department within the discharge of conditions 253144. The scheme proposes to mimic the natural drainage conditions as much as possible. The proposal will introduce porous tarmac, rain gardens and a series of bioretention areas will provide 405m³ of attenuation. The proposal will allow for partial infiltration across the site but all alternative permeable areas will be supported with underdrainage channels to convey stormwaters along the SuDS management chain. The use of porous tarmac across the site will form a large permeable

aggregate subbase that covers almost all of the development site. Excess stormwater will be diverted via a perforated pipe within the bioretention strips at the rear western corner, from where it will discharge to a small ditch to the northwest of the site.

The proposed development is therefore believed to reduce local flood risk and therefore be in compliance with the LLFA's current planning policy and the NPPF.

