

ref 243125 Thamesfield Retirement Village, Remenham

Good afternoon,

With reference to the above application, our flood risk colleagues have asked for some clarification as below:

The application states

“PART DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH A THREE-STOREY EXTENSION TO PROVIDE EXTRA-CARE UNITS (USE CLASS C2), WITH ASSOCIATED SOFT AND HARD LANDSCAPING WORKS; PROVISION OF ADDITIONAL VEHICLE PARKING, BIN STORES AND ANCILLARY STRUCTURES; AND ALTERATIONS TO EXISTING BASEMENT”

The covering letter (6 December 2024) submitted with the application states the proposal comprises of:

- Demolition of Block C which contains 3 units and link corridor to Block D.
- Erection of extension to the rear of block B to include 17 extra-care units (use class C2) and supporting services such as laundry rooms and plant.
- Remodelling of central courtyard – to provide improved legibility and circulation.
- Provision of landscaping to provide improved amenity for residents, including spaces for rest, recreation and outdoor activity and the retention of existing features such as trees and hedgerows. • Provision of 8 additional car parking spaces, to provide a total of 39 car parking spaces.
- Alterations to existing basement and to the internal layout of the retained building

However, in Executive Summary of the FRA addendum (Nov 2024, Page 4) it states the proposal is to “replace existing Block C and part of Block D around a remodelled central courtyard. Refurbishing the kitchen and adjacent plant in Block A. Refurbishing the laundry and plant behind the office area in Block A”. The FRA addendum refers to mitigation measures for the new buildings and basement as well as for existing buildings. The FRA in section 5.1 makes recommendations to increase the floor levels of existing buildings, where possible (i.e. subject to headroom constraints) ,in order to improve their resistance to flooding. Also, we note the total number of units quoted in the FRA is 49 not 50 as reference in the Design and Access Statement.

We request confirmation on the existing and proposed built footprint of the blocks that are being demolished and erected. This is because it is not clear whether there is an increase in built footprint from the information submitted.

To demonstrate that there is no increase in built footprint within the 1 in 100 plus 31%CC modelled extent, the applicant should provide a plan showing the proposed new built footprint overlain with this modelled scenario. In addition, we also ask that the applicant provide a clearer figure 5.1 (FRA addendum) showing the proposed and existing buildings.

If you need any further clarification please come back to us?

Kind regards,

Liz Denham

Planning Officer | Sustainable Places | Thames Area

Environment Agency | Red Kite House, Howbery Park, Benson Lane, Crowmarsh, OX10 8BD



NaFRA2 is coming! In **Spring 2025**, the Flood Map for Planning will be updated with new flood zone data. More information is available here: [Updates to national flood and coastal erosion risk information - GOV.UK](#).

Please read this guidance at your earliest opportunity to prepare for the NaFRA2 changes!