

FRA - Planning Application 242063

Good morning,

Flood Risk Assessment

I have now received comments from my Planning Consultant in relation to the FRA submitted with the Planning Application

and his comments / findings are:

The FRA is incomplete and does not follow the required statutory guidance

It only considers flooding from rivers and other watercourses. No mention whatsoever of flooding from surface water and that is the cause of the problems in Islandstone Lane.

The streams bordering the site are statutory main rivers – tributaries of the Loddon.

Its not surprising that they have omitted any mention of surface water flooding even though there is readily available mapping data.

This information should have been considered in the FRA and Wokingham Council should not consider this application until a new complete FRA has been submitted and the EA and Lead Local Flood Authority have been consulted.

Paragraph 4.10 of the FRA states : “No other source of flooding to the site could be identified “ unclear why the Authors of the FRA did not consult the website GOV.UK[check-long-term-flood-risk.service.gov.uk] that shows the surface water flooding.

Similarly Section 5.6 of the FRA is incorrect and misleading. Access and Egress from the site is clearly impaired much greater than those quoted in 5.6 when water floods the lane

Similarly 3.2 of the drainage strategy is wrong.

It is unclear how any safe access or escape could be provided to this site in the event of an emergency.

I trust the above comments will be taken into consideration, prior to determining the application.

Kind regards

Matthew Gladdish