

The Berkshire Unitary Authorities  
Joint Strategic Planning Unit  
Town Hall  
St. Ives Road  
Maidenhead  
Berkshire  
SL6 1RF

**Our ref:** WA/2017/123840/CS-  
06/EW1-L01

**Date:** 30 September 2021

Dear Sir/Madam

**Central and Eastern Berkshire Joint Minerals & Waste Plan Examination.  
Main Matter 2 – The Spatial Strategy.**

**2.10 Does the Strategic Flood Risk Assessment (SFRA) include sufficient evidence to support the choice of proposed allocations for minerals and waste development?**

**AND**

**2.11 How would including an updated climate change allowance affect the conclusions of the SFRA, including in relation to the site allocations?**

We have reviewed the SFRA dated September 2021.

**Strategic Flood Risk Assessment (SFRA)**

Following our appearance at the examination on 29<sup>th</sup> September 2021 we have further reviewed the approach suggested in the SFRA to use Flood Zone 2 to represent the worst case extent of Flood Zone 3 with climate change allowance to ensure the proposed development is viable. After further discussion and understanding of the proposals we have identified that the climate change allowances should be assessed to the latest guidance for all sites. This should be completed at the local plan stage. **Without this information, we cannot yet say whether the plan is effective, justified and consistent with national policy and therefore our concerns in respect of soundness and flood risk remain for the site allocations.** We apologise for the inconvenience this has caused.

**Additional comments about the SFRA**

After a review of the SFRA dated September 2021 we have noted the following additional changes that need to be made to the text.

Cont/d..

Berkyn Manor Farm – page 31 has not stated that only development classified as water compatible or essential infrastructure (with exception test) will be permitted in Flood Zone 3b.

Horton Brook – page 33 has not included that any works will need to demonstrate they do not impact the structural stability of the embankment.

### **Sequential Test**

Please see the following comments and questions we discussed at the examination on 29 September 2021 regarding the sequential test.

For Appendix 2 please can the flood zones for the List of Submitted sites be included? Are these the only alternative sites considered?

Regarding Planners Farm, Bracknell Road and Star Works, Knowl Hill, Appendix 2 says these sites have been safeguarded. Are these sites part of the site allocations for the local plan?

Regarding Land West of Basingstoke Road in the update column this says that there was insufficient information for this site. Please can you had some more information about why this site was not considered in the local plan?

### **Main Modifications**

In the examination the inspector asked us about the following main modifications. We responded to these questions verbally. This is our response in writing.

#### MM2

This is additional text for the Spatial Strategy section in the local plan at paragraph 3.16. We support the addition of bullet point xii regarding climate change.

#### MM16

This is additional text for Appendix A- Allocated Sites for site allocation Poyle Quarry (Extensions), Horton (MA2)). We support the additional text under the Development Considerations section regarding the flood risk assessment.

If you have any queries please contact me.

Yours faithfully

**Miss Michelle Kidd**  
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